

CITY OF HERMISTON

APPLICATION FOR INFILL DESIGNATION

Pursuant to the provisions of §157.215 of the Hermiston Code of Ordinances, application is hereby made for an infill designation for the following described property:

Name of Applicant: Gavin Gervais Phone: (509) 222-0959

Mailing Address: 5401 Ridgline Drive Suite 160, Kennewick, WA 99338 E-Mail: gavin@knutzenengineering.com

Name of Owner (If Different): Phoenix Builders Investment Group, LLC (Anides Guerena) Phone: (509) 792-1369

Mailing Address: 1500 W Court St, Pasco, WA 99301

Legal Description: Assessor's Map No: 4N2811DA Tax Lot No: 4N2811DA02700

Subdivision (If Applicable): Bratton Replat

Please Attach a Metes and Bounds Legal Description

Street Address: 945 E Newport Ave, Hermiston, WA 97838

Current City and Comp Plan Zoning Designation: R-1 - Zone / L - Comprehensive Plan

Eligibility Standards

From 157.215(B):

Eligible for all standard requirements listed under HMC 157.215(B):

The existing single-family dwelling was constructed prior to February 28, 1994;
The lot was platted prior to the adoption of the zoning standards adopted in Ordinance 1840;
The lot is located within City limits;
The lot is zoned R-1;
and the property will be used for a residential development.

Request to deviate
from:

Requesting deviation from HMC 154.19(C) which states that no lot shall have a depth in excess of three times its width. We are asking for deviation for lots 5-10 of the proposed development as shown in the attached preliminary lot layout. The proposed lots meet the minimum width of 60-ft per HMC 154.19(C).

IMPORTANT! Oregon's Land Use Planning Laws and §157.215(G) of the Hermiston Code of Ordinances require the planning commission to make "findings of fact" with regard to in fill designation requests. 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. List all the ways in which the property is constrained per 157.215 (D). Attach supporting documentation.

This property contains steep slopes, dropping approximately 25-ft from south to north. The significant elevation drop would make it difficult to develop homes at the north of this property. Potential homes located at the north of this property would be required to install sewer lift stations to pump sewage back up to the main line located in Newport Ave. This would be extremely costly and prohibitive for development.

There is also a natural drain along the north of the property which forms a geographic barrier and prohibits development of north facing lots across the entire property.

The existing physical conditions of this property meet constraint (9) of HMC 157.215(D). Refer to the attached preliminary layout showing the existing contours on the property.

2. Public facilities have the capacity to service the development at the proposed density and are either in place or may be extended at the developer's expense. Explain fully.

There is existing water and sewer available in E Newport Ave that can be tapped to provide services to each proposed lot. The existing water main (8") and sewer main (8") are of adequate size to service the proposed development. Typical frontage improvements that may be required as a condition of development will be at the developer's expense.

3. Explain why the infill designation of the property will result in a development that is reasonably compatible with the existing neighborhood and adjacent properties.

The infill designation will allow development of the property that will be consistent with the density of surrounding residential developments which share the same R-1 zoning. The property is currently underdeveloped and lacks proper frontage improvements including curb, gutter and sidewalk. Allowing this infill designation will provide the opportunity to improve the street to current City standards and provide a safe walking path for pedestrians as well as increasing the aesthetic value of the area.

4. Explain why granting the infill designation will result in residential development on property that would otherwise remain vacant or developed below the approved density.

Granting of this infill designation will make development of this property economically feasible and will increase the developed density closer to the approved value as outlined in the R-1 zoning (HMC 157.025). If the infill designation is not approved for this property, it may make development of this property cost prohibitive and the property may remain underdeveloped and remain non-compliant with current City standards.


I believe granting this infill designation is in the City's best interest due to the improvements the proposed development will bring and the additional tax revenue new homeowners will bring to the City. This development would also increase the single-family housing options in Hermiston. The development would help the City meet one of the goals listed in the Hermiston Comprehensive Plan which states that there is a need for 2,030 new housing units by 2040.

ADDITIONAL INFORMATION TO BE FURNISHED & 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 variance.
2. Two copies (one digital) of a site plan (11"x17") drawn to scale, showing the location of the property concerned with all proposed or existing building(s), and the location of all 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 authorized representative.

I am the ___ owner owner's authorized representative. **If authorized representative, please attach letter signed by owner.**

Signature of Applicant:  Date: 05/05/2023

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

NOTE: The Hermiston Planning Commission meets the second Wednesday of each 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 hearing date. If you have any questions about completing the application or the procedure, please feel free to contact the planning department at the Hermiston City Hall, 180 NE 2nd Street, Hermiston, Oregon 97838, or telephone (541)567-5521. The City's fax number is (541)567-5530.

Office Use Only

Date Filed: 5-9-23
Fee: \$475.00

Received By: Hkpl
Date Paid: _____

Meeting Date: 6-14-23
Receipt No: _____

Improvement Summary

UMATILLA County

For Assessment Year 2023

Account ID 131760

Map 4N2811-DA-02700

Situs 945 E NEWPORT AVE HERMISTON OR 97838

Mailing PHOENIX BUILDERS INVESTMENT GROUP LLC
1731 W CLARK ST
PASCO WA 99301-5046

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0801	132	1951	100	132 - One story with basement	1,904

Rooms: 4 - BD, 2 - FB, 1 - DR, 1 - LR, 1 - FR, 1 - OTH, 1 - KT

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	3	100		952
Basement	3	100		952

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
FORCED AIR HEAT & COOLING	952	FULL BATH	1
FORCED AIR HEAT & COOLING	476	HF/DW/GD	1
FULL BATH	1	WATER HEATER	1

Accessories

Description	Size	Qty
CONC.-FLAT PAVING	272	
DECK-WOOD	48	
FENCE - LINK		1
GARDEN SHED-METAL LOW	80	
DECK-WOOD	580	
WOOD RAILING	88	

Total RMV \$153,370

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

LOT NO. 2700 PLAN NO. 4N2811DA PARCEL ID: 4N2811DA02700

STREET ADDRESS: 945 E Newport Ave, Hermiston, OR 97838

Please print:

Property Owner: Phoenix Builders Investment Group, LLC (Anides Guarena & Juan Soler)

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

Gavin Gervais, of Knutzen Engineering
(Contractor / Agent) (Name of consulting firm)


to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

1500 W Court St, Pasco, WA 99301

Telephone: (509) 792-1369

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.



Authorized Signature

Date: 05/08/23

Authorized Signature

Date: _____

