



**Planning
Department**

July 8, 2022

Charlie Patton
Ambrosia QSR
400 E Mill Plain Blvd #401
Vancouver WA 98660

Re: **Notice of Decision** - Site Plan Approval – Popeye’s Louisiana Kitchen – 1680 N First St

The City of Hermiston has reviewed and conditionally approved your application for development of a Popeye’s Louisiana Kitchen restaurant on the northern 100’ of property currently described as 4N 28 02CB tax lot 5900.

Assignment of Addresses

The restaurant will use the address of 1680 N First St.

Conditions of Approval

1. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of development.
2. Civil drawings for all public improvements shall be submitted to the city engineer for review and approval prior to issuance of a building permit. A copy of the city’s application for civil drawings review is attached.
3. E Oregon Ave and NE North Street shall be improved adjacent to the development site.
 - a. E Oregon Ave shall be improved to local commercial street standard per city drawing ST11 and shall consist of rebuilding and repaving to centerline, curb, gutter, and sidewalk as shown on the site plan.
 - b. NE North Street shall be improved to local commercial street standard per city drawing ST11 from the intersection of NE North Street and E Oregon Ave south approximately 100 feet to the south line of the development site. Improvements shall consist of half street improvements plus 10 feet of additional paving to accommodate two-way traffic, curb, gutter, and sidewalk.

4. The frontage of E Oregon Ave area between the back of sidewalk and property line (approximately five feet) shall be landscaped and continuously maintained in the same manner as the on-site landscaping as required by the setback variance approved by the city on June 8, 2022.
5. The sidewalk along the N First St frontage of the property shall be inspected for compliance with ADA standards. Any sidewalk panels found to be out of compliance shall be removed and replaced with new panels.
6. All stormwater shall be retained on-site. The city engineer will review the drainage plan as part of the civil drawing review process.
7. All areas for the standing and maneuvering of vehicles shall be paved as shown on the site plan prior to occupancy. Based upon the building sizes, 26 parking spaces are required and 27 are provided.
8. Parking lot lighting shall be installed and designed with hoods or shielding to avoid projection of glare on adjacent residential dwellings.
9. Public comment was received from the Oregon Department of Transportation (ODOT) regarding the existing driveway access to N First St and site circulation plan. The property will not access N First St. As noted by ODOT, you may wish to consult with the seller of the property to negotiate future access to N First St using the dedicated access on the south portion of Tax Lot 5900.
10. Signage shall be installed consistent with the requirements of 155.37 of the Hermiston Code of Ordinances.
11. A final plat prepared in accordance with 154.46 of the Hermiston Code of Ordinances must be approved by the city and recorded with Umatilla County prior to issuance of an occupancy permit. The proposed plat for the property is scheduled for review by the planning commission on July 13 and the city council on July 25, 2022.
12. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to a highwater table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
13. The landscape plan contained on Sheet L1.1 of the site plan package has been reviewed consistent with the setback variance approved by the city on June 8, 2022 and determined to be compliant with the conditions of approval. Landscaping shall be installed as shown on Sheet L 1.1.
14. The existing private sewer line providing sewer connection to the existing building on Tax Lot 5900 (a used car sales office) to E Oregon Ave extends under the proposed Popeye's restaurant. This sewer line shall be abandoned.

City of Hermiston
PLANNING DEPARTMENT

You may now submit your plans to the city engineer for civil review and to the building department to obtain the necessary permits to begin construction of your facility. Additionally, you have the right to file an appeal of the city's decision. An appeal must be filed within 12 days of the date this letter is mailed. If no appeal is filed by 5 pm on July 20, 2022, the city's decision is considered final.

Sincerely,



Clint Spencer
Planning Director

C: Anderson Perry
Byron Smith
Development Staff
Building Department
Tom Lapp, ODOT

CITY OF HERMISTON
CIVIL DRAWINGS REVIEW FORM

Project Name: _____

Applicant Information

Name: _____

Address: _____

Phone #: _____

Engineer: _____

Firm & Phone #: _____

Site Information

Address: _____

Map/tax lot #: _____

Zoning designation: _____

Description of work: _____

Attach full-size paper copies of the plans and email a digital copy to planning@hermiston.or.us

By signing this form, you acknowledge that all applicable requirements and regulations set forth in the Hermiston Code of Ordinances and the Hermiston Public Works Design Standards and Specification Manual will be followed. Each subsequent submittal of plans will incur an additional \$100 review fee.

Applicant's signature: _____ Date: _____

** Office Use Only **

Date Filed: _____ Received By: _____ Fee (\$100) Date Paid: _____

Receipt #: _____

Meeting Date: _____