

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: Tricia Mooney, Superintendent, HSD #8R Date: 5/26/2022
Address: 305 SW 11th Street, Hermiston, OR 97838 Phone: 541-969-9236
(Daytime)

Property Owner(s) Name (If Different): Hermiston School District #8R
Address: 305 SW 11th St, Hermiston, OR 97838 Phone: 541-667-6000
(Daytime)

Legal Description of Property: Assessor's Map No: 4N281000 Tax Lot No: 100
Comprehensive Plan Designation: LDR Zoning Designation: R-2
Current Use of Property: Elementary School

Request to Allow:

Relocate two existing portable buildings on site.

IMPORTANT! Oregon's Land Use Planning Laws and §157.208 of the Hermiston Code of Ordinances require the planning commission to make "findings of fact" 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:

See attached document, Section 4: Approval Criteria and Standards.

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:

See attached document, Section 4: Approval Criteria and Standards.

3. Public facilities are of adequate size and quality to serve the proposed use. Explain fully:

See attached document, Section 4: Approval Criteria and Standards.

4. The proposed use will prove reasonably compatible with surrounding properties. Explain fully:

See attached document, Section 4: Approval Criteria and Standards.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

APPLICATION FOR CONDITIONAL USE PERMIT - PAGE 3

- 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 (one digital copy) 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 X owner/ ___owner(s) authorized representative.
(If authorized representative, attach letter signed by owner.)

Applicant's Signature: Tymoney Date: 5/26/22

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) 567-5521. The City's fax number is (541) 567-5530.

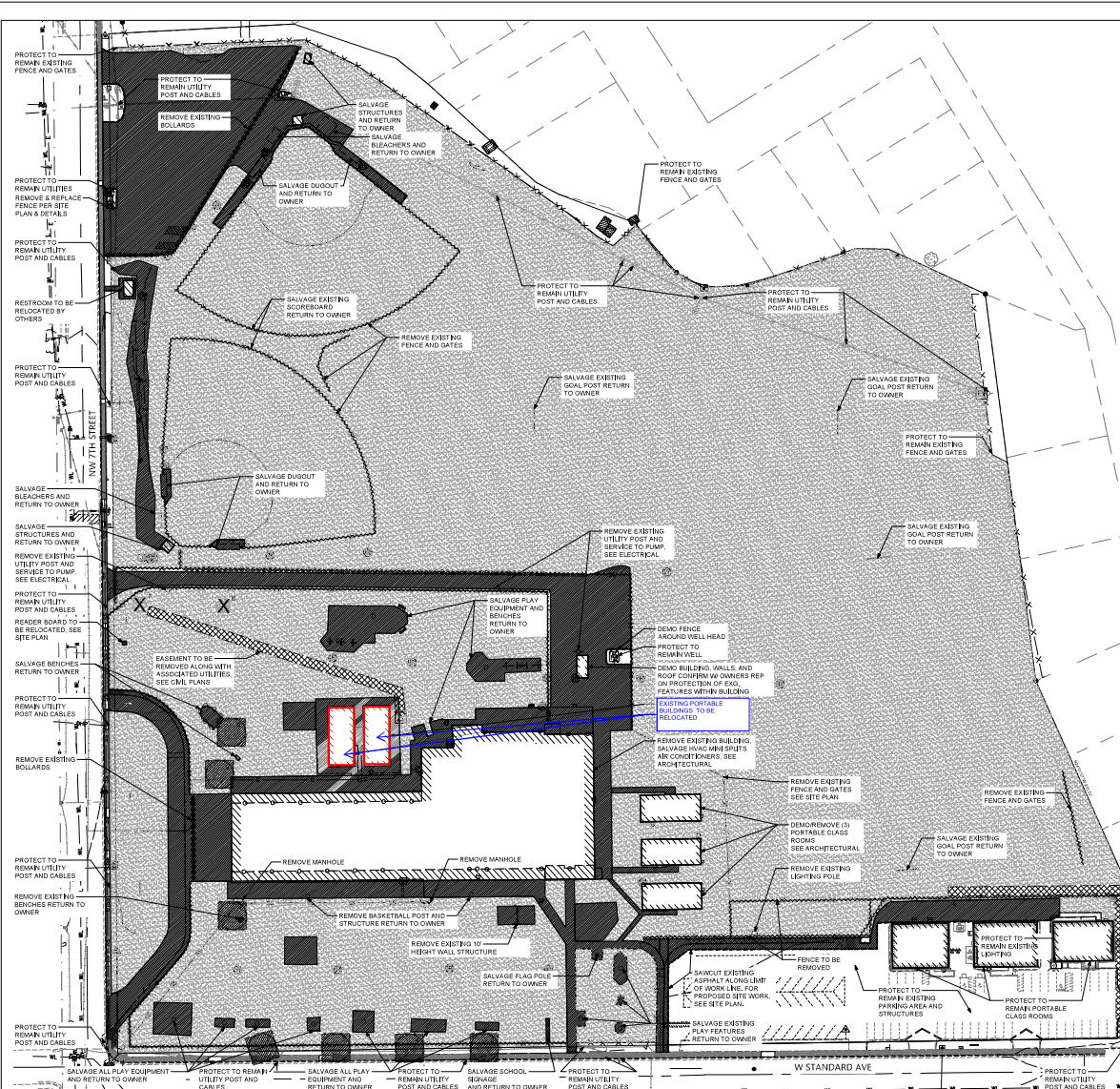
OFFICE USE ONLY

Date Filed: 05-31-2022 Received By: hkpl Meeting Date: 07-13-2022

Fee: \$475.00 Date Paid: 05-31-2022 Receipt No: 1.157394

EXHIBIT B

PLAN SET



LEGEND

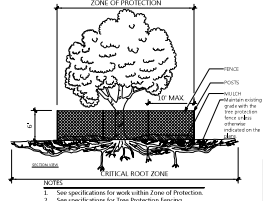
- EXISTING EASEMENT AREA
- CP1 SURVEY CONTROL POINTS
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMAIN
- ZONE OF PROTECTION
- TREE PROTECTION FENCING
- CRITICAL ROOT ZONE
- SAW CUT LINE
- EXISTING LINEAR ELEMENT TO BE REMOVED
- HANDBOOK DEMOLITION
- REMOVE EXISTING PAVING AND BASE ROCK AND HALL
- REMOVE ADDITIONAL SOIL AND BASE MATERIAL AS REQUIRED FOR NEW IMPROVEMENTS
- SOFTSCAPE DEMOLITION
- STRIP AND REMOVE TOP 3" OF LAWN AND SOIL
- STOCKPILE ADDITIONAL SOIL ADEQUATE FOR REUSE IN LANDSCAPE CUT AND FILL
- USE SUITABLE MATERIAL TO REPLACE CUT AND FILL
- REMOVE UNSUITABLE MATERIAL FROM SITE
- ELEMENT TO BE SALVAGED FOR FUTURE REINSTALLATION OR RELOCATION
- ELEMENT TO BE REMOVED AND HALLOU OUFET

GENERAL NOTES

1. SURVEY INFORMATION PROVIDED BY: HERMISTON SURVEYING, INC. P.S. 1804 COLUMBIA HWY. SEAS. BELLEVILLE, WA 98682. PHONE: 509.743.4444. FAX: 509.743.8984.
2. VERIFY EXACT LOCATIONS AND ROUTING OF EXISTING UNDERGROUND UTILITIES PRIOR TO STARTING EXCAVATION. REPAIR ANY DAMAGE TO EXISTING PIPES, UTILITIES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE IN A MANNER APPROVED BY OWNER'S REPRESENTATIVE.
3. BARBER AND PROTECT TREES, LIMBS, ROOTS AND ROOT ZONES BY CIRCUMFERENCE OF EXISTING TREES AND PLANT MATERIALS TO REMAIN AS DIRECTED BY OWNER. REPRESENTATIVE. CUT NO LIMBS OR ROOTS LARGER THAN 2" IN DIAMETER WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY EXCAVATION WITHIN PROTECTION AREAS.
4. ALL SITE ELEMENTS TO BE REMOVED TO ALLOW FOR NEW IMPROVEMENTS COORDINATE WITH DISTRICT FOR ALL ITEMS TO BE SALVAGED.
5. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR UTILITIES.
6. ABANDON OR REMOVE BRIGGATION PIPES WITHIN WORK AREAS, CUT AND CAP EXPOSED PIPES THAT ARE NOT DISBURGED.
7. REFER TO CIVIL IMPROVEMENT PLANS FOR WORK WITHIN ROW.
8. ADVISE GUY WIRE ALL UTILITY POLES AS NEEDED TO ACCOMMODATE PROPOSED SITE PLAN.

EXISTING TREE TABLE

NO.	SIZE	DESCRIPTION	CONDITION	STATUS		
1.	40"	DBH	DECIDUOUS	PLANE	GOOD	PROTECT
2.	30"	DBH	DECIDUOUS	GOOD	PROTECT	
3.	24"	DBH	DECIDUOUS	GOOD	PROTECT	
4.	24"	DBH	DECIDUOUS	GOOD	PROTECT	
5.	35"	DBH	CONIFER/SPRUCE	GOOD	PROTECT	
6.	35"	DBH	CONIFER/SPRUCE	GOOD	PROTECT	
7.	42"	DBH	CONIFER/SPRUCE	POOR	REMOVE	
8.	30"	DBH	CONIFER/SPRUCE	GOOD	REMOVE	
9.	22"	DBH	DECIDUOUS	MAJOR	GOOD	PROTECT



BBT ARCHITECTS
 11425 NE 10TH AVE SUITE 200
 HERMISTON, OREGON 97131
 503.865.5555 | FAX: 503.865.5553

CAMERON McARTHUR
 2018 SE 10th Avenue, Hermiston, OR 97131
 503.865.5555 | FAX: 503.865.5553
 www.cameronmccarthy.com

REGISTERED LANDSCAPE ARCHITECT
Cam Cameron

HERMISTON SCHOOL DISTRICT
ELEMENTARY SCHOOL
PROTOTYPE

ROCKY HEIGHTS
ELEMENTARY SCHOOL
 650 W. STANDARD AVE
 HERMISTON, OR 97138

No.	Description	Date
1	Approval 1	2/20/21

Project Number	3307-2
Date	6/14/2021

CONFORMANCE SET

EXISTING CONDITIONS & DEMO

L100

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**HERMISTON SCHOOL DISTRICT
 ELEMENTARY SCHOOL
 PROTOTYPE**

**ROCKY HEIGHTS
 ELEMENTARY SCHOOL**
 650 W STANDARD AVE
 HERMISTON, OR 97838

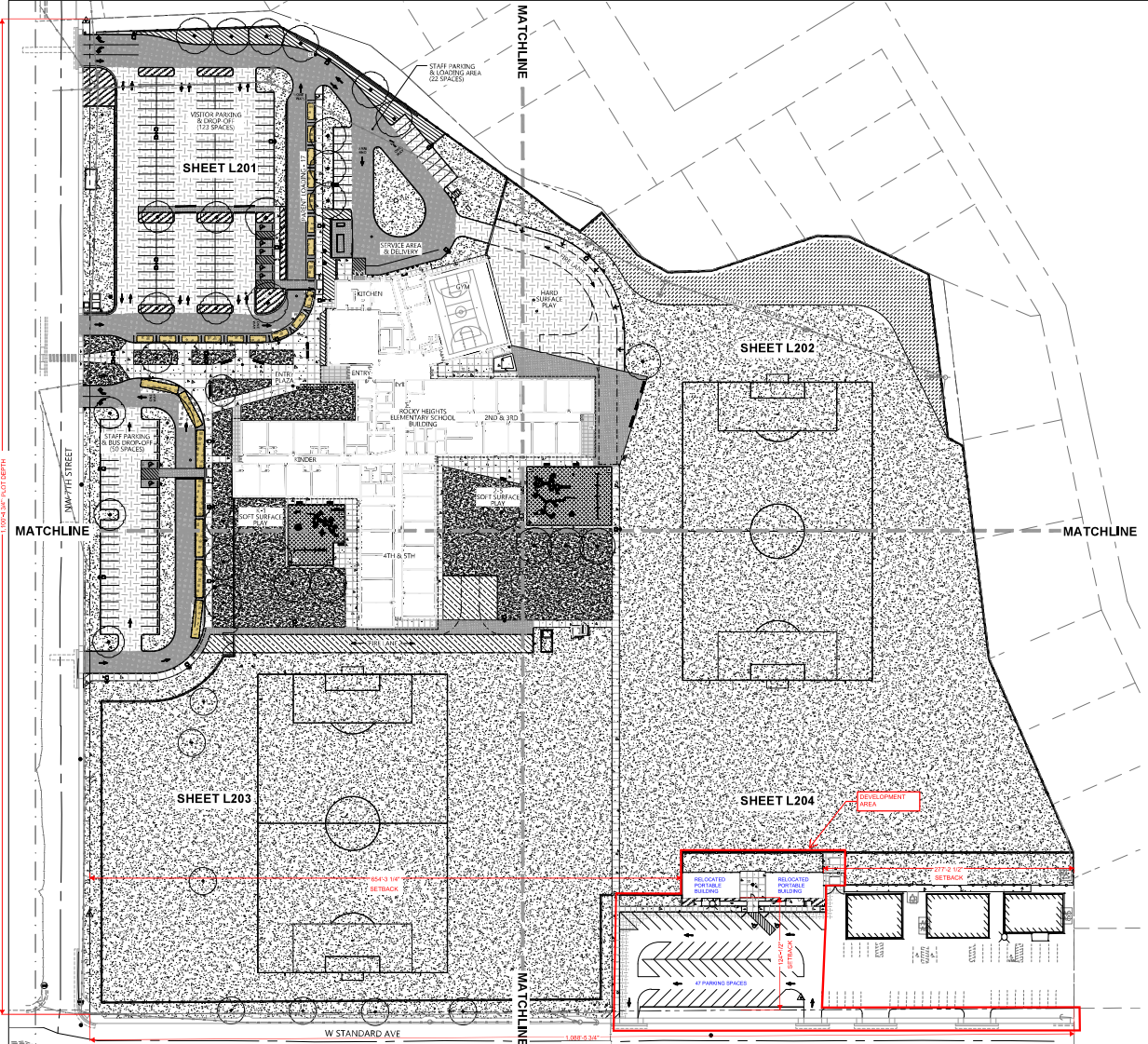
No.	Description	Date

Project Number	3307.2
Date	6/14/2021

**CONFORMANCE
 SET**

SITE PLAN

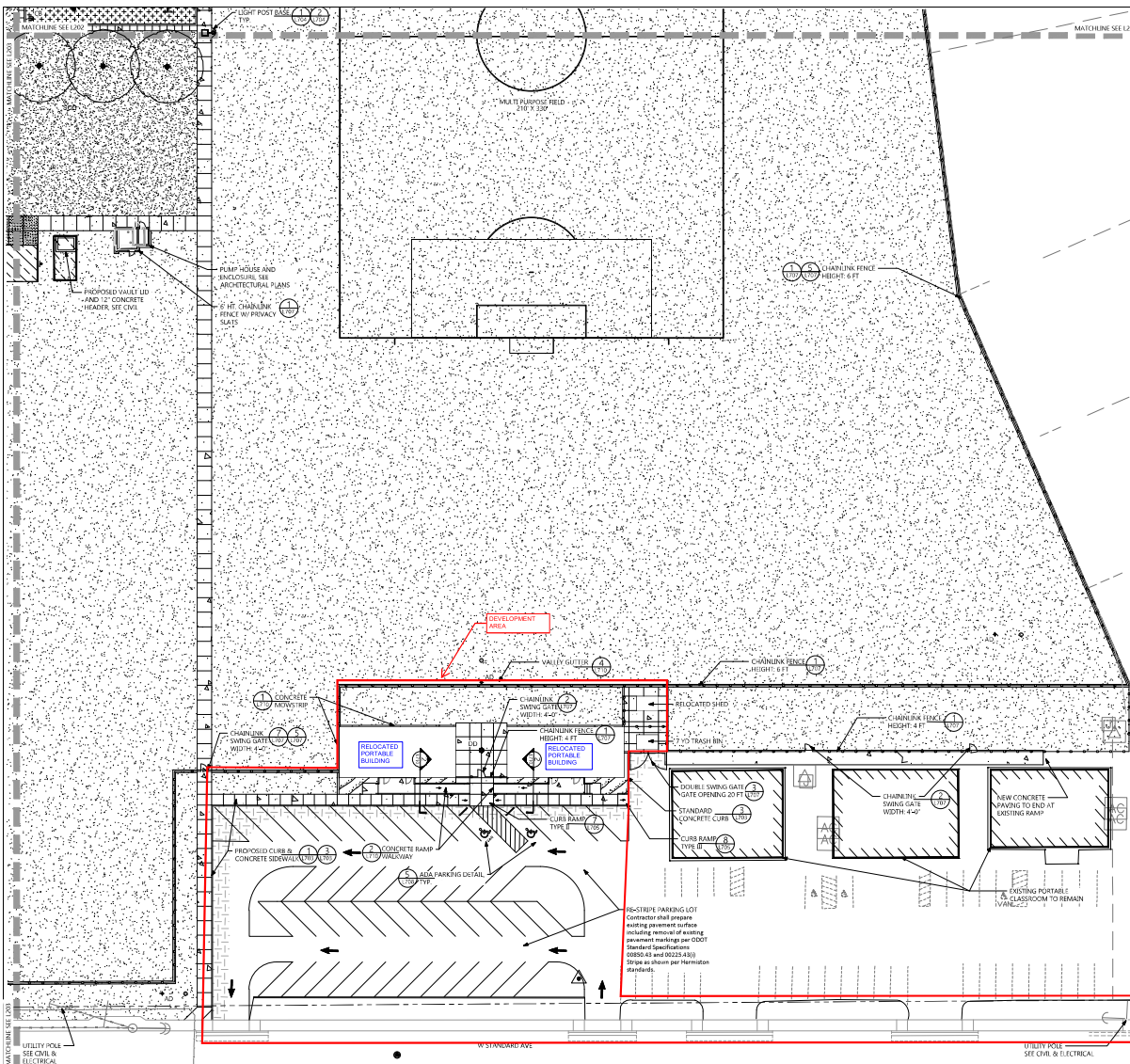
L200



SITE DATA TABLE

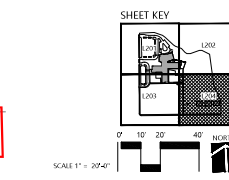
TOTAL SITE AREA	919,987 SF (21.12 AC)
TAX LOT #	00100
LOT WIDTH	1088'-5"
LOT DEPTH	1190'-4"
DEVELOPMENT AREA	46,428 SF (1.07 AC)
RELOCATED BUILDING AREA	3,584 SF
RESERVED VEHICLE PARKING SPACES	47 (2 ADA)





- LEGEND**
- PROPERTY LINE
 - - - EXG. FENCE
 - - - CHAIN LINK FENCE
 - EXG. UTILITIES
 - EXG. UTILITIES
 - FINE LANE
 - PRECROPPED TREE
 - EXISTING TREE
 - EXISTING UTILITY POLE
 - EXISTING GUY WIRE
 - EXISTING BUILDING TO REMAIN
 - AREA DRAIN, CATCH BASIN, DECK DRAIN
 - DETECTABLE PAVING
 - DETECTABLE PAVING
 - FIRE HYDRANT
 - CMB. MANHOLE
 - FLAGPOLE
 - BOLLARD - PERM.
 - BOLLARD - REMOVABLE
 - TRANSFORMER
 - SITE LIGHTING
 - BENCH
 - BIKE RACKS
 - SIGN

- MATERIALS LEGEND**
- CONCRETE PAVING - STANDARD
 - CONCRETE PAVING - VEHICLE REINFORCED
 - ASPHALT PAVING - STANDARD
 - ASPHALT PAVING - HEAVY
 - DECORATIVE CONCRETE PAVING
 - SEEDED LAWN
 - SOIL
 - REINFORCED LAWN AT FIRE LANE
 - DRY PLANT BED
 - NON-IRRIGATED LAWN



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 11422 SW Jefferson Ave., Suite 200
 Portland, OR 97205
 Phone: 503.255.1141
 Fax: 503.255.1141
 www.bbtarchitects.com

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 www.cameronmccarthy.com

REGISTERED LANDSCAPE ARCHITECT
 OREGON

**HERMISTON SCHOOL DISTRICT
 ELEMENTARY SCHOOL
 PROTOTYPE**

ROCKY HEIGHTS ELEMENTARY SCHOOL
 650 W STANDARD AVE
 HERMISTON, OR 97838

No.	Description	Date

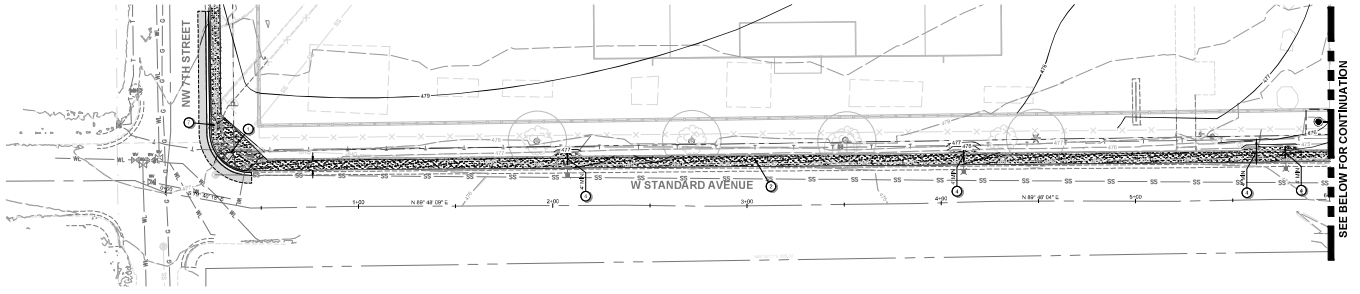
Project Number: 2007.2
 Date: 6/14/2021

CONFORMANCE SET

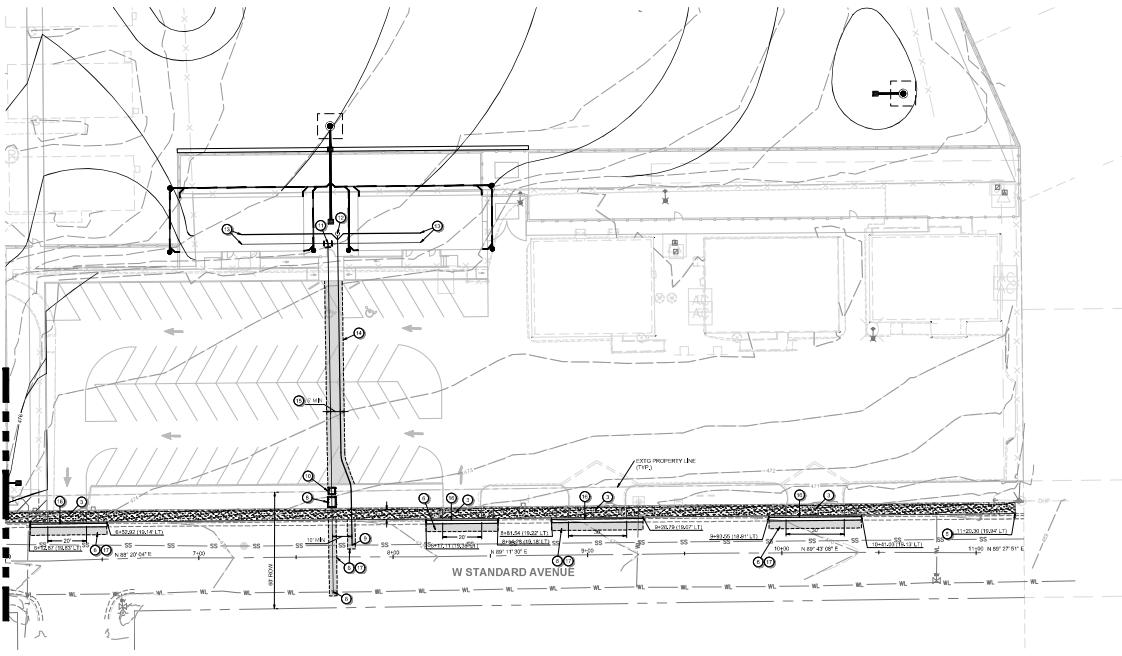
SITE PLAN

L204

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SEE BELOW FOR CONTINUATION



SEE ABOVE FOR CONTINUATION

- GENERAL NOTES**
- SEE SHEET C03 FOR PROJECT SPECIFIC NOTES.
 - EXISTING SHOWS THE TOP OF CURB WHERE APPLICABLE.
 - SEE ARCHITECTURAL & LANDSCAPE PLAN SHEETS FOR GRADING & OTHER SITE IMPROVEMENTS.
 - ALL UTILITIES SHALL BE TEMPORARILY RELOCATED TO THE SIDE OF THE STREET.
 - ALL UTILITY STRUCTURES SHOULD BE TEMPORARILY REMOVED FOR RELOCATION TO THE SIDE.
- KEYED NOTES**
- REPLACE EXISTING 12" DIAMETER WATER MAIN WITH 12" DIAMETER HDPE WATER MAIN PER CITY OF HERMISTON STANDARD PLAN ST11, SEE SHEET C03.
 - REPLACE EXISTING 12" DIAMETER SEWER MAIN WITH 12" DIAMETER HDPE SEWER MAIN PER CITY OF HERMISTON STANDARD PLAN ST11, SEE SHEET C03.
 - REPLACE EXISTING 18" DIAMETER STORMWATER MAIN WITH 18" DIAMETER HDPE STORMWATER MAIN PER CITY OF HERMISTON STANDARD PLAN ST11, SEE SHEET C03.
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PBS
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www.pbs.org

HERMISTON SCHOOL DISTRICT ELEMENTARY SCHOOL PROTOTYPE

ROCKY HEIGHTS ELEMENTARY SCHOOL
650 W Standard Ave
Hermiston, OR 97138

No.	Description	Date

Project Number: 0007.2
Date: 6/3/2021

CONSTRUCTION/ CONFORMANCE SET

STANDARD AVENUE OFF-SITE IMPROVEMENTS

C3.01

Scale: 1" = 20'

