

July 30, 2025

Roger Condie
Umatilla County Housing Authority
155 SW 10th St
Hermiston, OR 97838



Re: **Notice of Decision** - Site Plan Approval – Liberty Village Housing

The City of Hermiston has reviewed and conditionally approved the application for construction of a new multi-family housing development for veterans on property described as 4N 28 11CD Tax Lot 1100.

Assignment of Addresses

The new building will be assigned the address of 588 E Newport Ave. Each housing unit within the building shall be assigned a letter. As an example, the office shall be assigned 588A E Newport Ave, the next adjacent unit shall be 588B E Newport Ave, and so forth.

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. All storm water shall be retained on-site. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
3. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at:
<https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>
4. Where signage is proposed, said signage shall be installed consistent with the requirements of 155.37 of the Hermiston Code of Ordinances.
5. The property lies within an area subject to potential groundwater pollution hazards due to a high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a

City of Hermiston
PLANNING DEPARTMENT

- registered engineer that the storage will not contribute to groundwater pollution.
6. Sidewalk shall be installed along the property frontage of E Newport Ave and the additional frontage along SE 6th Street to connect to the existing improvements. Existing sidewalk panels along the property frontage of SE 6th Street not meeting ADA compliance shall be replaced. An ADA compliant ramp shall be installed at the southwest intersection of SE 6th St and E Newport Ave. Improvements shall be completed prior to occupancy.
 7. All areas for the standing and maneuvering of vehicles shall be improved with concrete or asphalt in accordance with §157.179(A) of the Hermiston Code of Ordinances. Parking improvements shall be completed prior to occupancy. The site plan indicates 27 spaces are proposed and 26 are required. The proposed parking is approved.
 8. Where site lighting and parking lot lighting is proposed, said lighting shall be designed and installed to avoid any glare projected onto adjacent residential uses per 157.179(D) of the Hermiston Code of Ordinances.
 9. Bicycle parking is shown on the site plan and shall be installed as shown in accordance with 157.150(L)(4) of the Hermiston Code of Ordinances.
 10. The site plan indicates the building will be constructed over an existing 15' easement and over two existing lot lines. A replat of the property to combine the four lots of record, eliminating the lot lines, and vacating the existing 15' easement is required prior to construction.

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 August 11, 2025, the city's decision is considered final.

If you have any questions, please feel free to contact me at (541)667-5025.

Sincerely,



Clinton Spencer
Planning Director

C: Joshua Lott, Anderson Perry
Byron Smith
Mark Morgan
Development Staff
Building Department