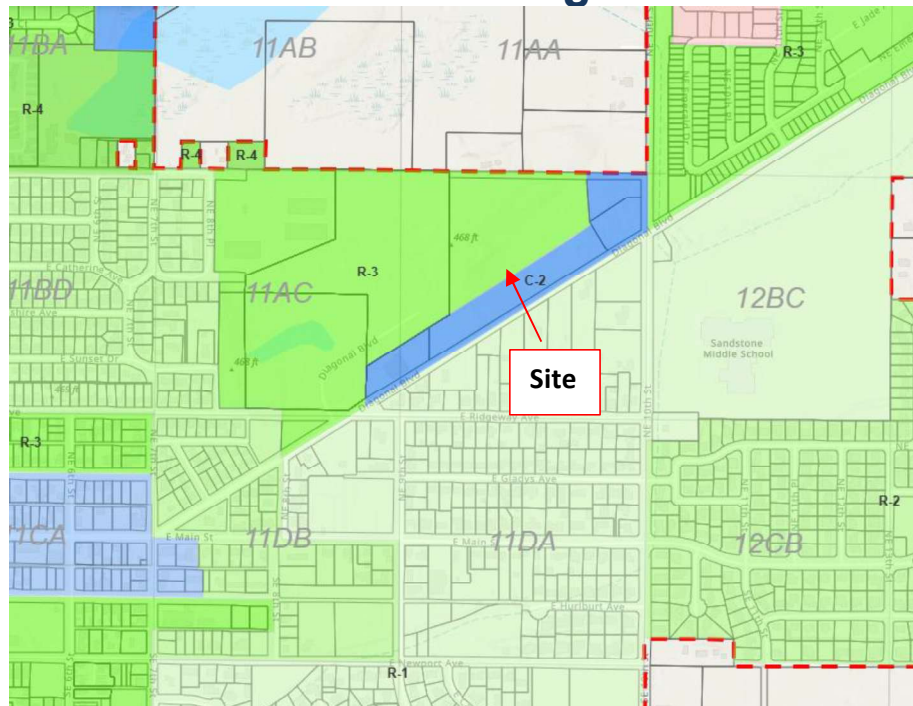


# The Hub Zone Change



## **Owner/Developer:**

The Hub Hermiston, LLC  
Karl Ivonov  
27375 SW Parkway Avenue  
Wilsonville, OR 97070

## **Applicant's Representative:**

Brandie Dalton, Land-Use Consultant  
Multi/Tech Engineering Services  
1155 SE 13th Street  
Salem, Oregon 97302  
(503) 363-9227  
bdalton@mtengineering.net

## **Property:**

4N 2811AD/Tax Lot 100  
12.07 Acres  
R-3 and C-2 Zoned

## **Background:**

A Pre-Design Meeting for the subject property was held November 1, 2024, with the applicant's representatives and City staff to discuss the development of the site.

Per the information provided at the Pre-Design Meeting, the applicant is submitting the following applications:

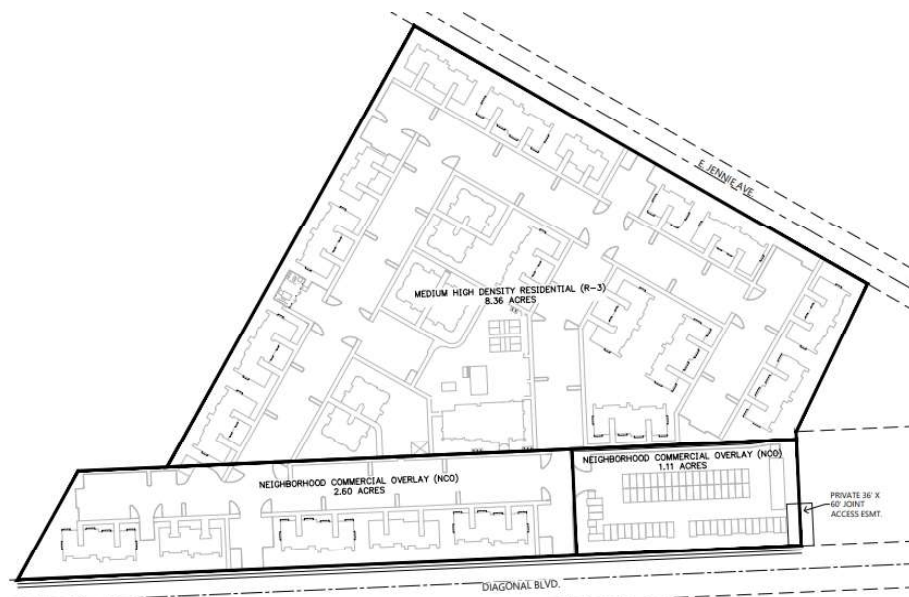
*Applications*

Minor Land Partition  
Site Plan Review  
Conditional Use  
Minor Variance  
Middle Housing Adjustment  
Zone Change

**Proposal:**

The subject property is 12.07 acres in size and zoned R3 (Medium Density Residential) and C2 (Outlying Commercial) with a Comprehensive Plan Designation of 'Medium Density Residential' and 'Commercial'.

The applicant is requesting a Zone Change for the 3.71 acres of Commercial (C2) zoned property to NCO (Neighborhood Commercial Overlay).



**VICINITY INFORMATION:**

The subject property is surrounded by the following uses:

North:	Outside City Limits; existing single-family dwellings and vacant land
East:	C2 (Outlying Commercial) zoned property; vacant land
South:	Across Diagonal Blvd, R1 (Low Density Residential) zoned property; existing single-family dwellings
West:	R3 (Medium-High Density Residential) zoned property; vacant land and existing commercial uses

## **ZONE CHANGE CRITERIA:**

### ***(1) Explain how the requested change is in conformance with the comprehensive plan and also the goals and policies of the plan:***

Applicant Findings: The portion of the subject property being rezoned is identified as “Commercial” on the Comprehensive Plan. The applicant is requesting to rezone a portion of the property from C2 (Outlying Commercial) to NCO (Neighborhood Commercial Overlay, which will be compatible with the “Commercial” Comprehensive Plan Designation.

Development of the proportion of the subject property being rezoned to NCO will provide a needed type of housing (multi-family units) and commercial uses (mini-storage units) while facilitating a development that is creative and pedestrian friendly. The applicant is proposing the development of 270 apartments units, along with 68 storage units.

The proposal complies with the “Residential” and “Commercial” Goals and Policies of the Comprehensive Plan by creating an area that promotes commercial and residential services which strengthens the economic base by providing employment, goods and services, and a needed housing type.

Policy 19 Commercial Development:

Per the Comprehensive Plan, Page 20:

“Hermiston serves as a commercial center for the broader region, providing many retail and commercial service options not available in surrounding communities and also attracting customers from Washington State seeking to avoid the sales tax. This role has grown over the last two decades, and given the demand generated by continued population growth, the commercial sector is likely to remain the fastest growing part of the local economy over the coming decades.”

Storage units are in high demand and provide an option for the proposed multi-family units and the surrounding neighborhoods. There are 68 mini-storage units proposed within the NCO zone. The NCO helps in meeting the Goals and Policies of the City by adding more NCO zoned property in the area.

Policy 21 Housing:

Per the Comprehensive Plan, Page 26:

“As shown in Figure 5, the results show a need for 2,030 new housing units by 2040. Of the new units needed, roughly 62% are projected to be ownership units, while 38% are projected to be rental units. This is due to the forecast of a slightly higher homeownership rate.”

The proposed 270 units will help in meeting housing needs for the City of Hermiston. There will be 60 multi-family units located within the NCO zone of the subject property.

The proposal will provide housing that is needed and consistent with this area, while also providing storage units.

The subject property will not only be a site that will contribute to the housing needs, but it is also a site that can help improve the transportation circulation in the area. The subject property when developed has the potential to provide street improvements and access.

The subject property is within a developed and developing area of the City and does not convert the urban areas beyond the City limits. Specific development triggers specific facilities that are required to be connected to existing systems for looped service. Police, fire and applicable government services can be provided via the increase in property taxes as a result of new development. The proposal permits efficient, compact development to contain sprawl and preserves the land by developing under the requirements of the Code.

The City's adopted Comprehensive Plan, Residential Goals, Transportation Goal and Policies, along with adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed parcels.

The subject property is located within the Urban Growth Boundary and in the corporate City limits.

The proposal will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with housing that is needed in Hermiston. Therefore, meeting the Residential and Housing Policies and code requirements for the City of Hermiston.

The following Statewide Planning Goals apply to this proposal:

#### Goal 1 – Citizen Involvement:

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Salem. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies. A public hearing to consider the request will be held by the Planning Commission and the City Council. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process. Therefore, the proposal complies with this Goal.

#### Goal 2 – Land Use Planning:

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the Comprehensive Plan and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the zone change considerations is part of this review. Facts and evidence have been provided that support and justify the proposed zone change. For

these reasons, the proposal conforms to the land use planning process established by this Goal. Therefore, the proposal complies with this Goal.

#### Goal 7- Areas Subject to Natural Hazards

The City's adopted Comprehensive Plan Goal and Policies implements the Statewide Natural Hazards Goal by identifying areas subject to natural hazards such as flooding. There are no natural hazards identified on the site. A Geological Assessment is not required for regulated activities. However, excavation, fills, construction of any building or structure for which permits are required is required to first obtain a permit or approval.

Natural drainage and run off due to redevelopment are addressed by the public construction storm drainage plans and building permits for individual structures as part of the site development process. Any new construction is subject to engineered building foundations. Therefore, the proposal complies with this Goal.

#### Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. At the time of development, the proposal will provide improved public pedestrian connections via hard-surfaced sidewalks. The proposed multi-family development will also provide open space for recreational use. Therefore, the proposal complies with this Goal.

#### Goal 10 – Housing

The City's adopted Comprehensive Plan Growth Management, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

"As shown in Figure 5, the results show a need for 2,030 new housing units by 2040. Of the new units needed, roughly 62% are projected to be ownership units, while 38% are projected to be rental units. This is due to the forecast of a slightly higher homeownership rate."

The proposed 270 units will help in meeting housing needs for the City of Hermiston. There will be 60 multi-family units located within the NCO zone of the subject property.

The rezone helps maximize the density while helping to meet housing needs within the Urban Growth Boundary. Therefore, the proposal complies with this Goal.

#### Goal 11 - Public Facilities and Services

The City's adopted Comprehensive Plan Goals and Policies implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed uses.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the urban area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met. Therefore, the proposal complies with this Goal.

#### Goal 12 – Transportation

The City's adopted Comprehensive Plan Goals and Policies implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The major streets are in place due to previous development. The subject property is located along Diagonal Boulevard (south) and Jennie Avenue (north). Both parcels will have access onto both Diagonal Boulevard and Jennie Avenue.

The City's engineer will address any issues the City foresees with this proposal. Any conditions placed on the site will require Code compliance, which will help ensure minimal to no impacts on the neighborhood.

A TIA is not required.

Therefore, the proposal complies with this Goal.

#### Goal 13 - Energy Conservation

The City's adopted Comprehensive Plan Goals and Policies implements the Statewide Energy Conservation Goal by encouraging conservation practices, alternative sources of energy and efficient use of energy. The site is located within the City limits and within proximity to City facilities which can be extended to serve any new development.

Development of the vacant site continues to provide for the orderly and economic extension of public facilities and services and thus is economically provided. The existing transportation network surrounding the subject property is in place. The transportation system provides efficient and convenient linkages for both motorized and non-motorized forms of transportation. Up-to-date building construction codes provide for energy-saving devices and conservation for any new structures.

New construction provides the opportunity to provide improved construction and building techniques which improves and conserves energy uses of the new buildings. Therefore, the proposal complies with this Goal.

## Goal 14 – Urbanization

The City's adopted Comprehensive Plan Goals and Policies implements the Statewide Urbanization Goal and primarily addresses residential development within the City and UGB. The subject property is within the City and the UGB and is located in an urbanizing area of the city. Since infrastructure is needed to serve development, the development of the site will call for the extension of new sewer and water mains and construction of upgraded facilities. These can only happen by increasing the opportunity for development to pay for these infrastructure improvements which are appropriate for an urbanizing area. Therefore, the proposal complies with this Goal.

***(2) Describe the public need for the rezoning and whether that public need is best served by changing the zoning classification on the property under consideration:***

Applicant Findings: The economic, demographic, and social nature of this area has been in the process of changing over the years. The changes have brought in more commercial and residential uses in this area.

By allowing the rezone of 3.71 acres of C2 zoned property to NCO zoning, housing and commercial uses can be developed on the site. The proposed uses are compatible with the surrounding uses. The proposed zone change fits the development pattern of the vicinity. Both residential and commercial uses helps meet public need by providing needed housing and a needed commercial use (mini-storage units) in this area.

***(3) Explain how the public need is best served by changing the classification of the site in question as compared with other available property:***

Applicant Findings: The subject property will not only be a site that will contribute to the multi-family housing needs and commercial uses, but it is also a site that can help improve the pedestrian circulation in the area and street improvements.

The proposed NCO zone is consistent with the neighborhood and better suited for the site. Because it will also additional needed housing and commercial uses in the area. Therefore, the change is in the public's interest.

***(4) Explain how the potential impact upon the area resulting from the change has been considered:***

Applicant Findings: Once the site is developed, there will be street improvements and pedestrian circulation improvements. Area existing area was taken into consideration when looking at the rezone and the types of uses that can be developed on the site.