



## PLANNING COMMISSION

Regular Meeting Minutes  
April 12, 2023

Chairman Saylor called the regular meeting to order at 7:04PM. Present were Commissioners Doherty, Hamm, Collins, Fialka, Kirkpatrick, and Caplinger. Commissioners Burn and Sargent were excused. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, and Heather La Beau.

### Minutes

Commissioner Caplinger moved, and Commissioner Hamm seconded to approve the minutes of the March 8, 2023, regular meeting. Motion passed unanimously. Commissioner Fialka abstained.

### Replat- 4N2810 TL 100 4N2810AB TL 2002, 2003, 2100, 2101, 2103, 2104, 2200, 2201, 2203, 2400, 2500 4N2810AC TL 100- 650 W Standard Ave

Planning Director Spencer presented the staff report with the attached maps. The replat moves boundary lines to cede the encroached areas to the residential properties that have placed fences and other structures on the school district's property. Staff recommends waiving the requirements for the lots that are already existing and not meeting the requirements.

There are similar encroachments on the Sandstone Middle School property that have not been remedied.

### Testimony

Dr. Tricia Mooney, Superintendent of Hermiston School District- The encroachments came to the attention of the district while preparing for the Rocky Heights Elementary School development. After several meetings, the board of directors, working with legal counsel, determined it was in the best public interest to work with the property owners to replat the properties. A letter was written to the property owners encroaching on the Sandstone Middle School property informing them the fence is not an accurate reflection of the property line and not to build in the encroached area.

Acknowledging it's their property to do as they wish, Commissioner Doherty stated his displeasure in the school district giving up their property due to other's encroachments and paying for the process. It was also questioned if the district should give up the 3<sup>rd</sup> Street access.

Dr. Mooney responded that addressing each landowner individually would be more expensive and the land was not needed for the development. Some of the properties are tenant occupied and the tenants were not aware of the encroachments. The taxable lots are increasing in size of an area that was being used and not being taxed. The school district has submitted the necessary paperwork to the Bureau of Reclamation to abandon the ditch easement.

Jose Aparicio, Wenaha Group- Mr. Aparicio stated the abandonment of the ditch easement is being processed by the Bureau of Reclamation and Hermiston Irrigation District has acknowledged they are willing to vacate the easement. A fence is already installed on the proposed property line. Once the replat is complete, the surveyor will set new property corners for all the lots.



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Commissioner Fialka moved, and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved, and Commissioner Collins seconded to approve the findings of fact. Motion passed. Commissioner Caplinger moved, and Commissioner Collins seconded to approve the preliminary plat with the conditions and direct the applicant to proceed to the final plat. Motion passed.

### **Façade Grant- Human Bean Coffee 4N2811CB Tax Lot 11800- 205 S Hwy 395**

Planning Director Spencer presented the staff report for a faced grant application for the drive-up coffee shop on the corner of E Hurlburt Avenue and Hwy 395. This is the first application submitted with the revised scoring criteria. Photos of the site were shown and are attached. A walk-up window is oriented to E Hurlburt Ave.

Commissioners discussed traffic flow, stacking area, parking spaces, outdoor seating, and the walk-up window.

### **Testimony**

Britney Beamer- Ms. Beamer is the franchise owner. She is excited to do something positive with the previously vacant site. Besides coffee, the shop will offer teas, smoothies, breakfast and lunch sandwiches as well as bakery items.

Cindy Granger- Ms. Granger stated the structure is a prefabricated building, built in Medford. The building cost of \$239,000 is inclusive. An itemized price list was not provided for specific items of the building, including exterior pieces. The tentative opening date is July 10 of this year.

Commissioners completed the scoresheets (attached) with a recommended match of 50%, up to \$20,000.

### **Planner Comments and Unscheduled Communication**

Planning Director Spencer stated the pre-application process for the grant to update the TSP has been completed. Every city in Umatilla and Morrow counties have applied and it is estimated one grant will be awarded.

Amazon has broken ground on their first data center in Hermiston. Discussion followed regarding water use and discharge for the facility.

Commissioners discussed the UGB expansion project, Gettman Road development, the Hermiston Projects website, the sloping land of View Wood subdivision, and how electrical vehicle charging stations may impact parking standards.

### **Adjournment**

Chairman Saylor adjourned the meeting at 8:30PM.



# Hermiston Planning Commission

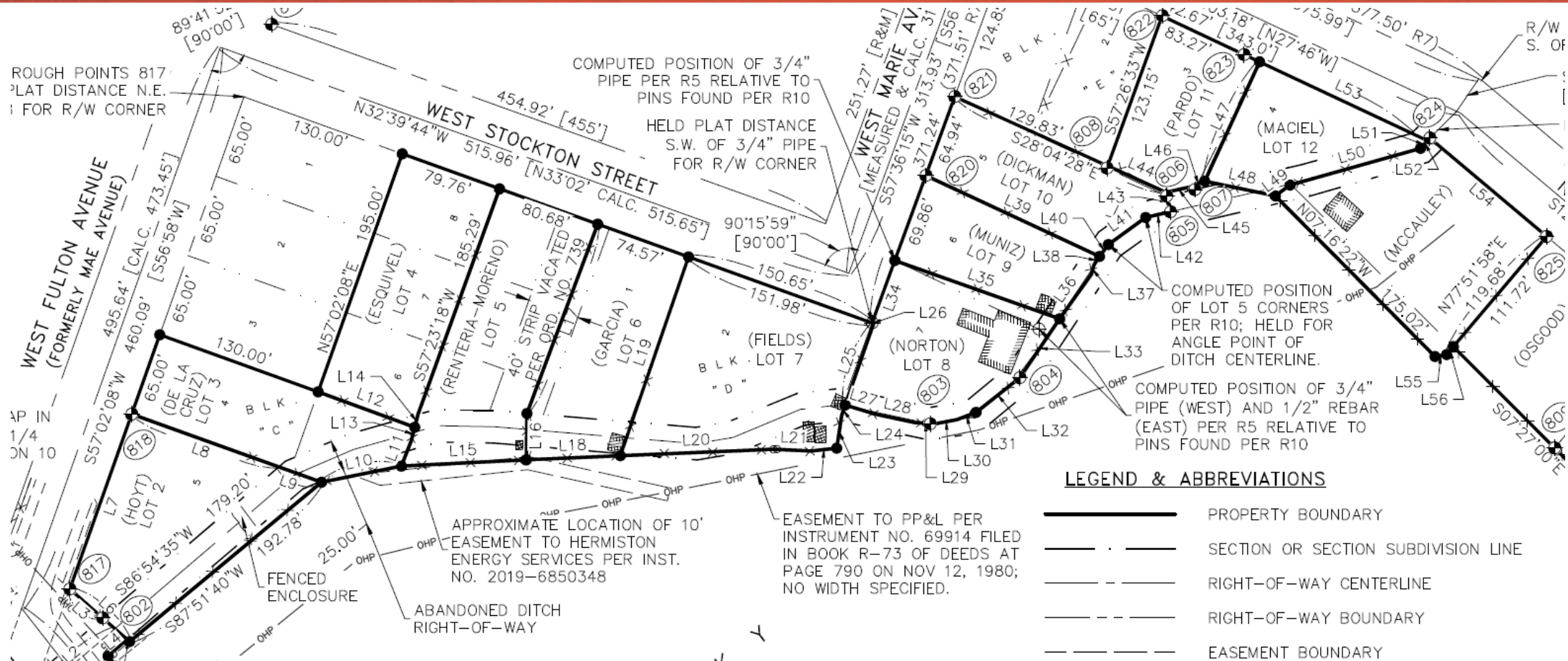
April 12, 2023



# Rocky Heights Replat



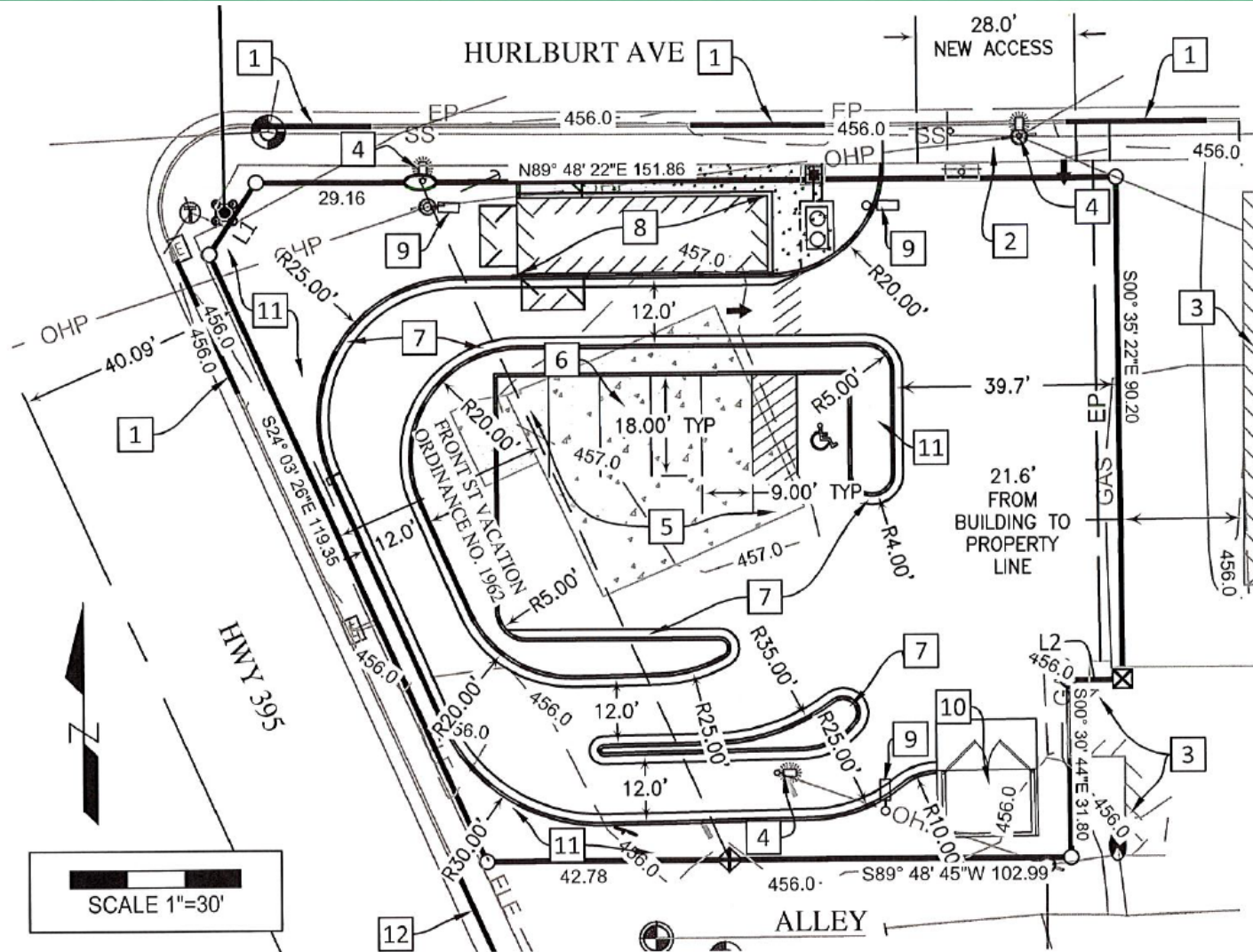
# Rocky Heights Replat



# Human Bean Façade Grant



# Human Bean Façade Grant



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# Human Bean Façade Grant



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# Human Bean Façade Grant



Façade Grant Application Review

Applicant Meant 2B Enterprises LLC

Review Date 04-12-2023

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	8
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
<b>Total</b>	<b>48</b>

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

- 41-50 points: 50% match ~~40~~
- 31-40 points: 40% match
- 21-30 points: 30% match
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<b>Total</b>	<b>50</b>

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Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	3
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	5
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	5
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	5
<b>Total</b>	<b>28</b>

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Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	6
Does the proposal add new aesthetic elements beyond the existing site conditions?	6
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	6
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	6
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	6
<b>Total</b>	<b>30</b>

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Commissioner Fialka

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Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	9
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	9
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Does the proposal add new aesthetic elements beyond the existing site conditions?	10	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	8	8
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	8	8
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	7	7
<b>Total</b>	<del>40</del> 41	41

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