



PLANNING COMMISSION

Regular Meeting Minutes

August 14, 2024

Chairman Fialka called the regular meeting to order at 7:01PM. Present were Commissioners Doherty, Hamm, Kirkpatrick, Misner, Saylor, Guerrero, and Caplinger. Commissioner Collins was excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Richard Tovey, and Planning Assistant Heather La Beau.

Minutes

Commissioner Caplinger moved, and Commissioner Hamm seconded to approve the minutes of the July 10, 2024, regular meeting as written. Motion passed.

Commissioner Doherty moved, and Commissioner Saylor seconded to amend the order of the agenda to allow the Replat to be heard prior to the Economic Opportunities Analysis hearing. Motion passed.

Replat- Zamora/Munoz Garcia 4N2811BA Tax Lots 600 & 1001 – 615 & 699 E Jennie Ave

Planning Director Spencer presented the staff report. This replat creates a new flag lot and adjusts the property line of a platted lot.

Testimony

Ron McKinnis 79980 Prindle Loop Rd- Mr. McKinnis, surveyor, stated that only the one neighbor with the 12' strip on the north property line was interested in acquiring the land from the property owner. The existing nearby structures do not encroach on this property. A more recent aerial shows some of the buildings have been removed.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Jennie Ave. The portion of E Jennie Ave adjacent to Tax Lot 600 is a paved city street with curb and gutter installed. The portion of E Jennie Ave adjacent to Tax Lot 1001 is paved but has no curb, gutter, or sidewalk. Tax Lot 1001 is already bound by a street improvement agreement from prior land use approvals. The three proposed lots have a total of 115 feet of frontage on E Jennie Ave.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Jennie Ave which has a right-of-way width of 60 feet.

§154.17 Easements.

No easements are shown on the plat. A sufficient easement to allow adequate maneuvering space for fire and emergency vehicles is required and shall be added to the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 11,185 square feet; Lot 2 is 5,915 square feet and Lot 3 is 10,200 square feet. The minimum lot size in an R-4 zone is 5,000 square feet. The access portion of Lot 2 is 25 feet in width. The minimum required width for the access portion of a flag lot is 25 feet.



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§154.20 Character of Development.

Lots 1 and 2 are currently vacant. Lot 3 contains a single-family dwelling and several accessory structures. Each of the three proposed lots access E Jennie Ave. The lot sizes exceed the minimum requirement permitted in the R-4 zone for single-family dwellings. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition. The neighborhood contains an existing elementary school to the south of the lots and an existing park to the north.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

§154.61 General Improvements

The portion of E Jennie Ave adjacent to Tax Lot 600 is a paved city street with curb and gutter installed. The portion of E Jennie Ave adjacent to Tax Lot 1001 is paved but has no curb, gutter, or sidewalk. Tax Lot 1001 is already bound by a street improvement agreement from prior land use approvals. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontages.

§154.62 Water Lines

Lots 1, 2, and 3 are serviceable by a municipal water line in E Jennie Ave.

§154.63 Sanitary Sewer System.

Lots 1, 2, and 3 are serviceable by municipal sewer. There is a municipal sewer line in E Jennie Ave.

Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- (G) The location of all building lines and easements provided for public use, services or utilities.



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Shown as required

- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Finding: All items required for the final plat are shown on the final plat.

Chapter 157: Zoning

§157.028 Multi-Structure Residential (R-4)

The proposed lots exceed the minimum lot size of 5,000 square feet. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a high water table. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.



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Conditions of Approval

1. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontage on E Jennie Ave.
2. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. A fire apparatus turn around easement compliant with Appendix D of the 2019 Oregon Fire Code shall be added to the final plat prior to signature.
5. The access flag for Lot 1 shall be paved to a width of 20 feet at such time a dwelling is constructed on Lot 1.

Commissioner Hamm moved, and Commissioner Misner seconded to make the project file a part of the record. Motion passed unanimously. Commissioner Saylor moved, and Commissioner Hamm seconded to adopt the Findings of Fact. Motion passed unanimously. Commissioner Saylor moved and Commissioner Doherty seconded to approve the final plat with the conditions of approval. Motion passed unanimously.

Hearings- Economic Opportunities Analysis Update

There were no conflicts of interest declared. Chairman Fialka opened the hearing at 7:15PM. The following hearing guidelines were read.

The public hearing before the Hermiston Planning Commission is on the proposal by the city to amend the City of Hermiston Comprehensive Plan and policies implementing Statewide Planning Goal 9 through the adoption of an updated Economic Opportunities Analysis (EOA). To testify tonight, approach the microphone and state your name and mailing address. Failure to participate or raise an issue precludes the right to file an appeal. If you have a written document that you would like the Commission to consider, please hand a copy to the Planning Director.

Tonight's hearing is legislative, A legislative hearing means that the City is not approving a site-specific application.

Tonight's hearing is not a quasi-judicial hearing. This means that you do not have to raise any particular issue nor is there a right to have a continuance of this hearing or to leave the written record open following tonight's public hearing. The Planning Commission can decide to grant either request before it closes tonight's hearing, but it is not required to do so.

The hearing will begin with staff presenting a report to the Planning Commission. Following the staff report, persons in support of the amendment may testify, followed by those in opposition and ending with persons who are neutral or only have questions to ask the Planning Commission. Please direct your testimony and questions to the Planning Chairman. Each person may testify once and is limited to five minutes. If someone has testified before you and you agree with their position, you can simply say that. Following the end of public testimony, Staff will recap and ask if the Planning Commission has any questions for staff.



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Following the staff recap and Planning Commission questions, the Commission will decide if it wants to deliberate to a decision tonight or continue the public hearing or leave the written record open for additional public testimony without another public hearing. No one has the ability to present rebuttal testimony tonight.

Planning Director Spencer gave information regarding the purpose of the Economic Opportunities Analysis (EOA) and introduced Brendan Buckley with Johnson Economics. The EOA reconciles the inventory of available employment land in the UGB to accommodate a 20-year demand based on local, regional, and national employment trends. The market increase in hyperscale data centers has absorbed almost 300 acres of the city's industrial acreage in the previous 24 months. Small size parcels (5 acres or less) of industrial land are available but there are no longer large acre tracts available in the city for future industrial growth.

Commissioners discussed enterprise zones, availability of municipal services, farmland and areas of possible expansion.

Through Zoom, Mr. Buckley presented the draft of the updated EOA report using the attached PowerPoint presentation. After meeting with the planning commission and DLCD staff in May, revisions were made to the report and jobs forecast, the buildable land inventory, and Appendix A. The appendix revision included additional analysis related to specifically to hyperscale data centers.

Commissioners discussed the UGB expansion process, the desire for orderly planning for growth in different employment sectors, and workforce education.

Chairman Fialka closed the hearing at 8:20PM. Commissioner Hamm moved, and Commissioner Guerrero seconded to recommend adoption of the Economic Opportunities Analysis update to the city council. Motion passed unanimously.

Planner Comments and Unscheduled Communication

Planning Director Spencer introduced Bob Waldher, Umatilla County Community Development Director, who was in attendance. Mr. Waldher stated the EOA study is useful information for the county as they look to diversify economic development in the area. The county will continue to play a role in the future UGB expansion. Mr. Waldher congratulated and thanked Commissioner Saylor for her 50 years of service on the planning commission. Commissioner Saylor is the longest serving commissioner in the state.

Updates were provided on Pickleball court fundraising (550k raised), Reyes conversion & annexation (council adopted with R-2 zoning), turn signals on N 1st Pl and Elm Ave (being considered), former Rite-Aid building (plans unknown), former Nickel building (smoke shop), and the September planning commission agenda.

The planning commission will meet for their scheduled meeting on September 11.

Adjournment

Chairman Fialka adjourned the meeting at 8:33PM.

An aerial photograph of a golf course during autumn. The course features green fairways, several trees with vibrant yellow and orange foliage, and a winding pond. In the background, there are some buildings and a clear blue sky.

Hermiston Economic Opportunities Analysis

**Planning Commission
Public Hearing
August 14, 2024, 7:00 pm**

Economic Opportunities Analysis



What is an “EOA”?

- Identify local economic goals and target industries
- Forecast economic trends and job growth
- Inventory and evaluate land for employment
- Formulate new policies and action items
- Update the Comprehensive Plan, address “Goal 9”

Components of the EOA

1. Economic Opportunities Analysis Report
 - Economic Development Objectives
 - Economic Trends
 - Forecast of Job Growth and Land Need
 - Comparison to Current Land Inventory
2. Appendix A: Site Requirements for Hyperscale Data Centers
3. Appendix B: Buildable Land Inventory Report



Updates to the EOA

- Planning Commission roundtable (5/8/24)
- Meeting with State (DLCD) staff (5/28/24)
- Revisions to Report and Jobs Forecast
- Minor revised assumptions to Buildable Land Inventory
- Revisions to Appendix A: Hyperscale Data Center memo



Community Economic Objectives

Vision Statement

The City of Hermiston aspires to become the regional center for trade and industry through the following actions:

- Ensuring an adequate supply of industrial land in large parcels to provide job creation and economic growth.
- Ensuring an adequate supply of commercial land in the downtown and along commercial corridors.
- Removing barriers to commercial redevelopment to ensure a modern and efficient commercial base.
- Continue to provide leadership in identifying and locating new, and expanding existing, industrial, and commercial businesses into the City.
- Providing adequate infrastructure to support all employment activities through public and private funding sources.



Employment Forecasting

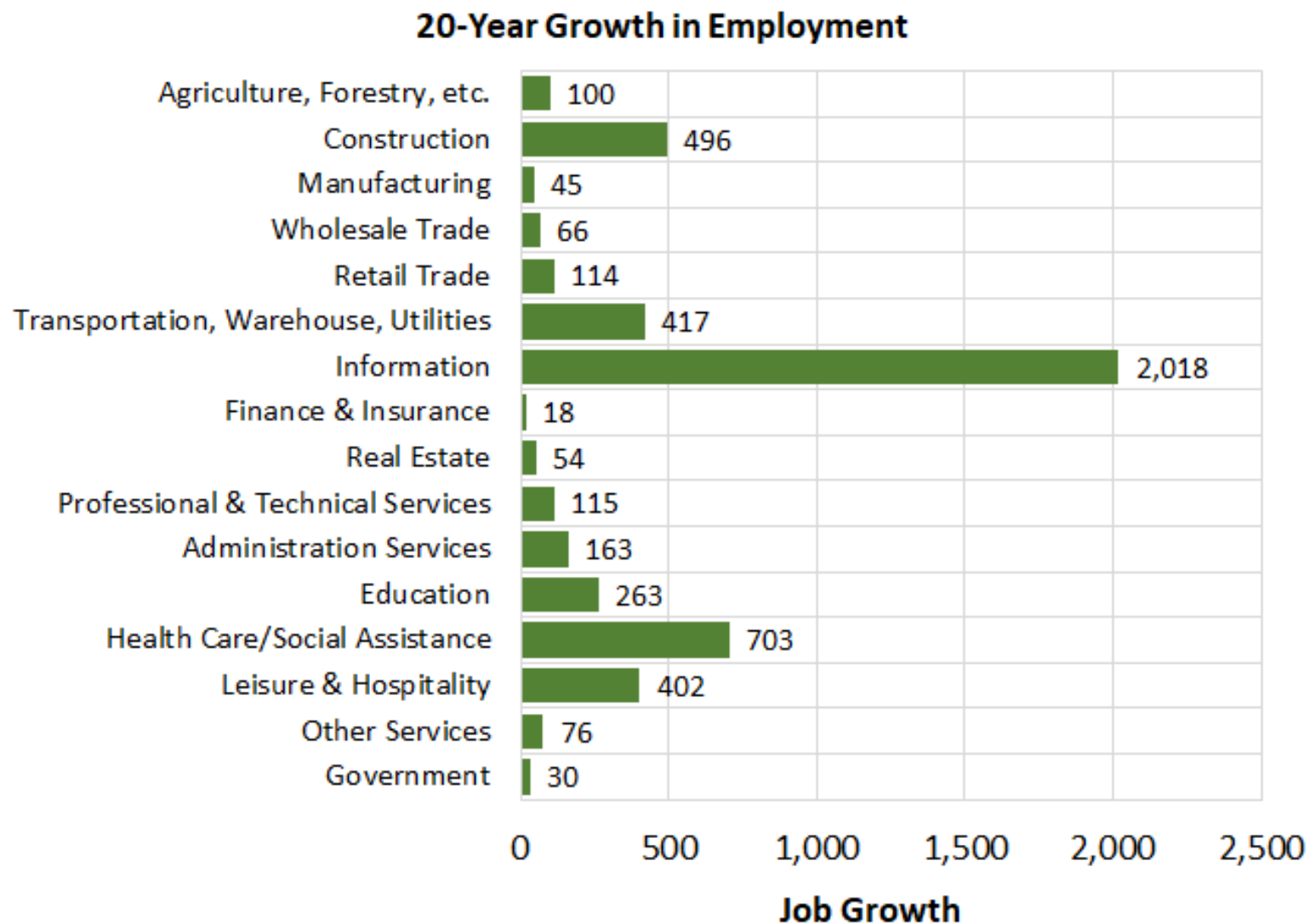
- Start with Current Employment Profile
- Adjusted Growth Forecast
 - Reflects target industries and goals
 - Known proposed development
 - Data center and construction jobs
 - Indirect and induced employment

Major Industry Sector	Estimated Employment 2024	Share of Employment
Agriculture, forestry, fish/hunt	521	5%
Construction	327	3%
Manufacturing	384	4%
Wholesale Trade	259	3%
Retail Trade	1,557	16%
Transportation, Warehouse, Utilities	1,557	16%
Information	58	1%
Finance & Insurance	245	2%
Real Estate	149	2%
Professional & Tech. Services	176	2%
Administration Services	464	5%
Education	722	7%
Health Care/Social Assistance	1,848	19%
Leisure & Hospitality (Tourism & Rec.)	1,160	12%
Other Services	310	3%
Government	184	2%
TOTAL	9,923	0% 5% 10% 15% 20% 25%

20-Year Employment Projection

Adjusted Forecast (2044)

- 15,000 total jobs
- 5,080 new jobs
- 2.1% annually
- Rate since 2010 (1.8%)



Hyperscale Data Centers

Typical Specifications

- 100+ acres
- Buildings of 200k – 250k sq.ft.
- Substation: 5 -10 acres
- Avg. 35 jobs per bldg.
- Avg. 140 jobs per campus



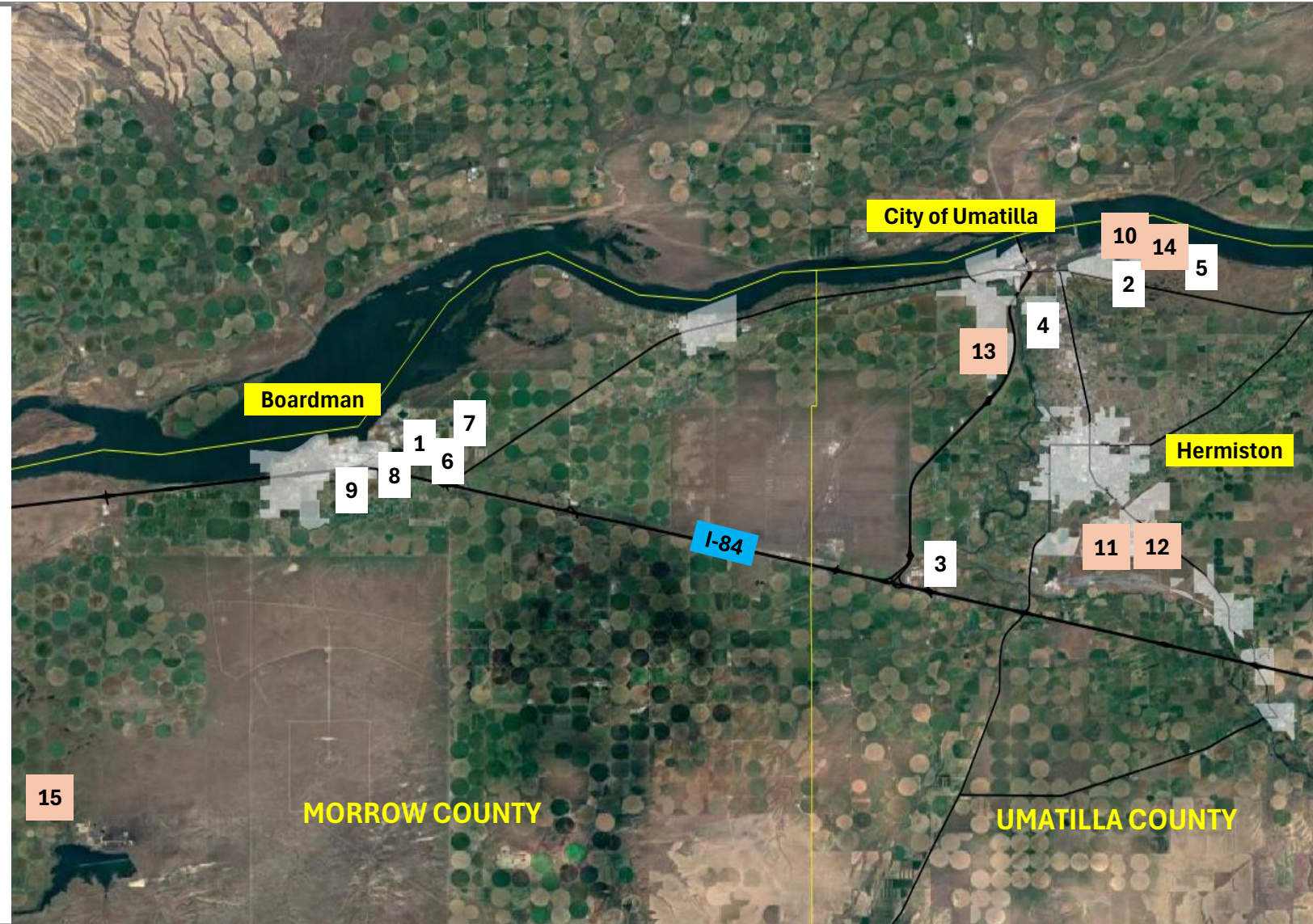
Cottonwood Bend development

- 126 total acres
- Buildings of 218k – 250k sq.ft.

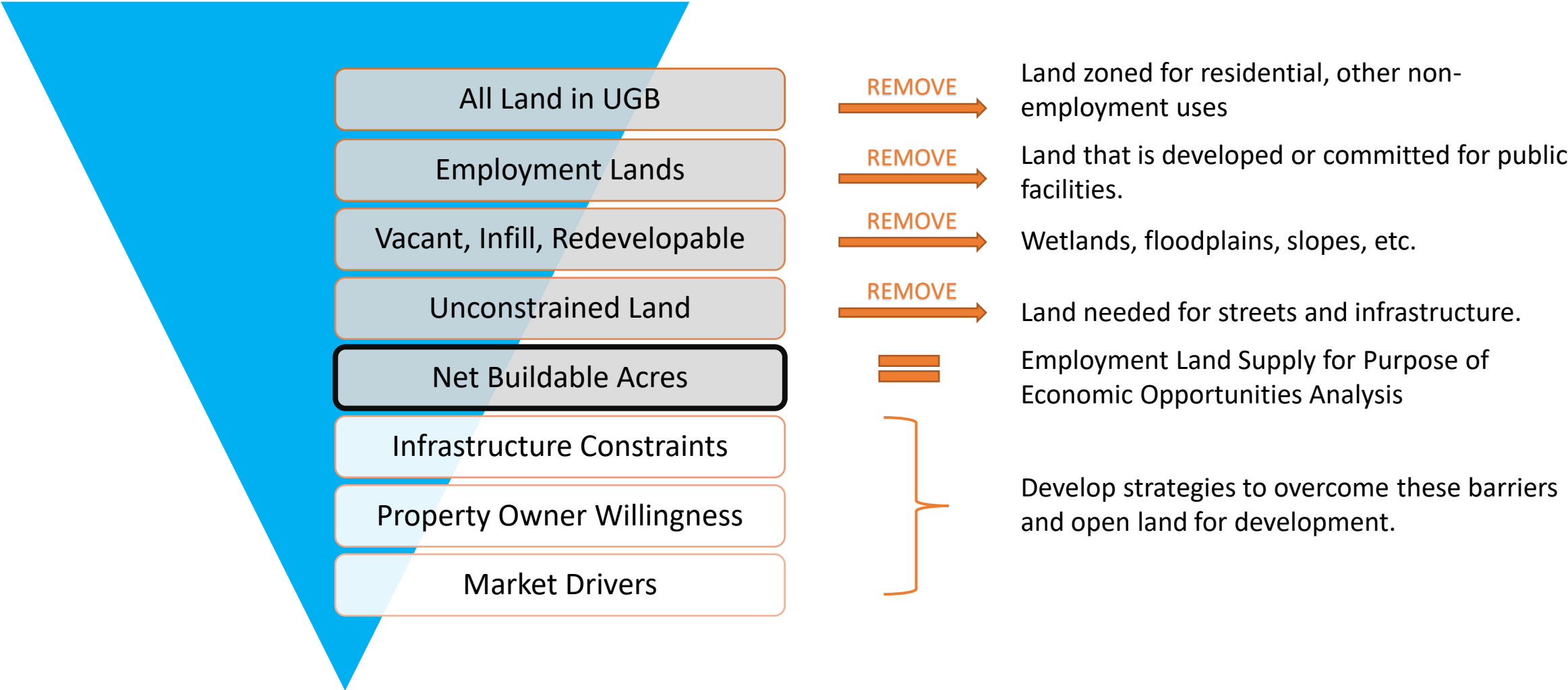
Hyperscale Data Centers

Since 2014

- 9 data center campuses
- 6 under way or planned
- 15 total over ~12 years
- Recent: 1.5 per year
- Avg. 108 acres
- Recent sites are larger



Buildable Land Inventory: Filters



Buildable Land Inventory

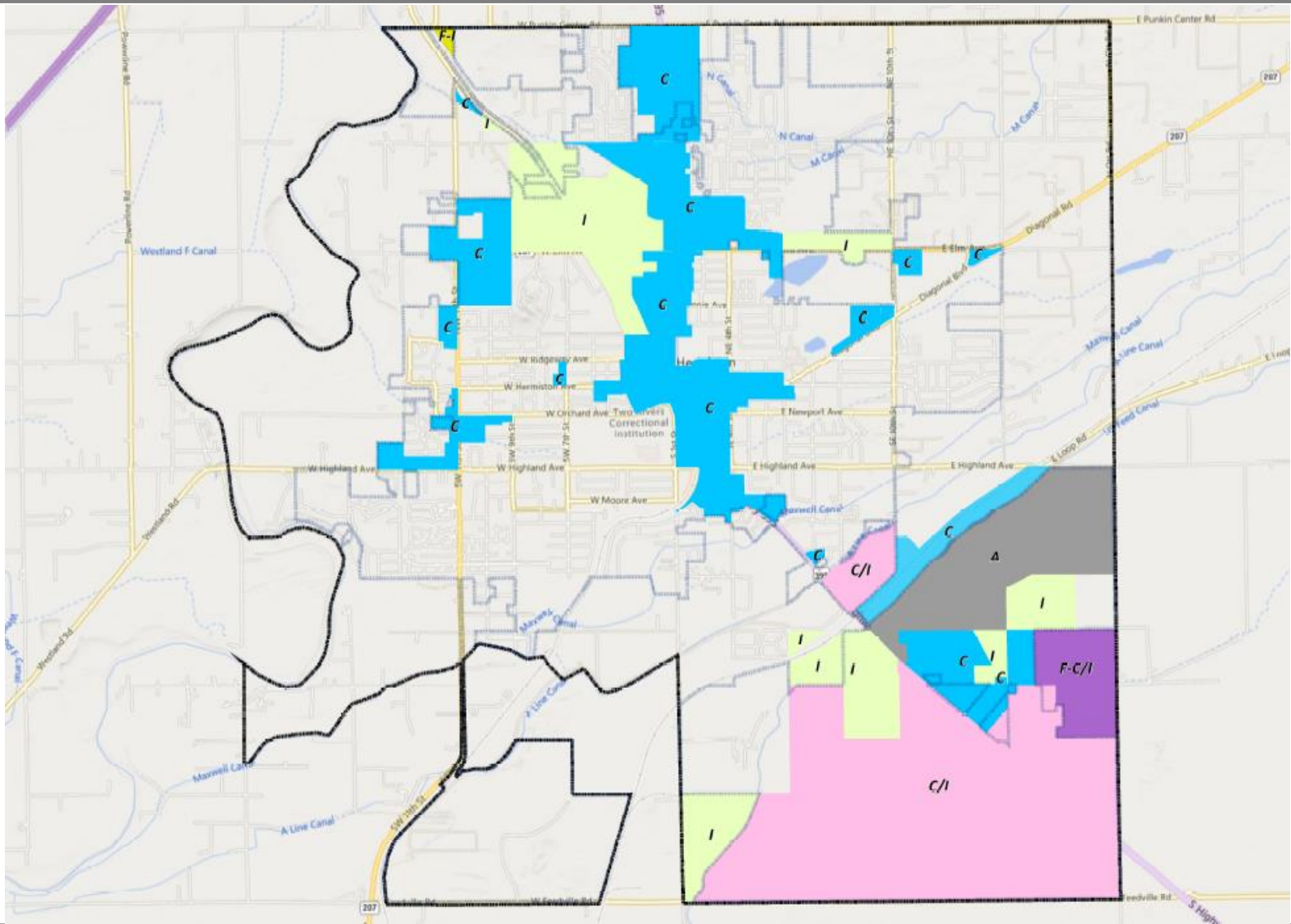
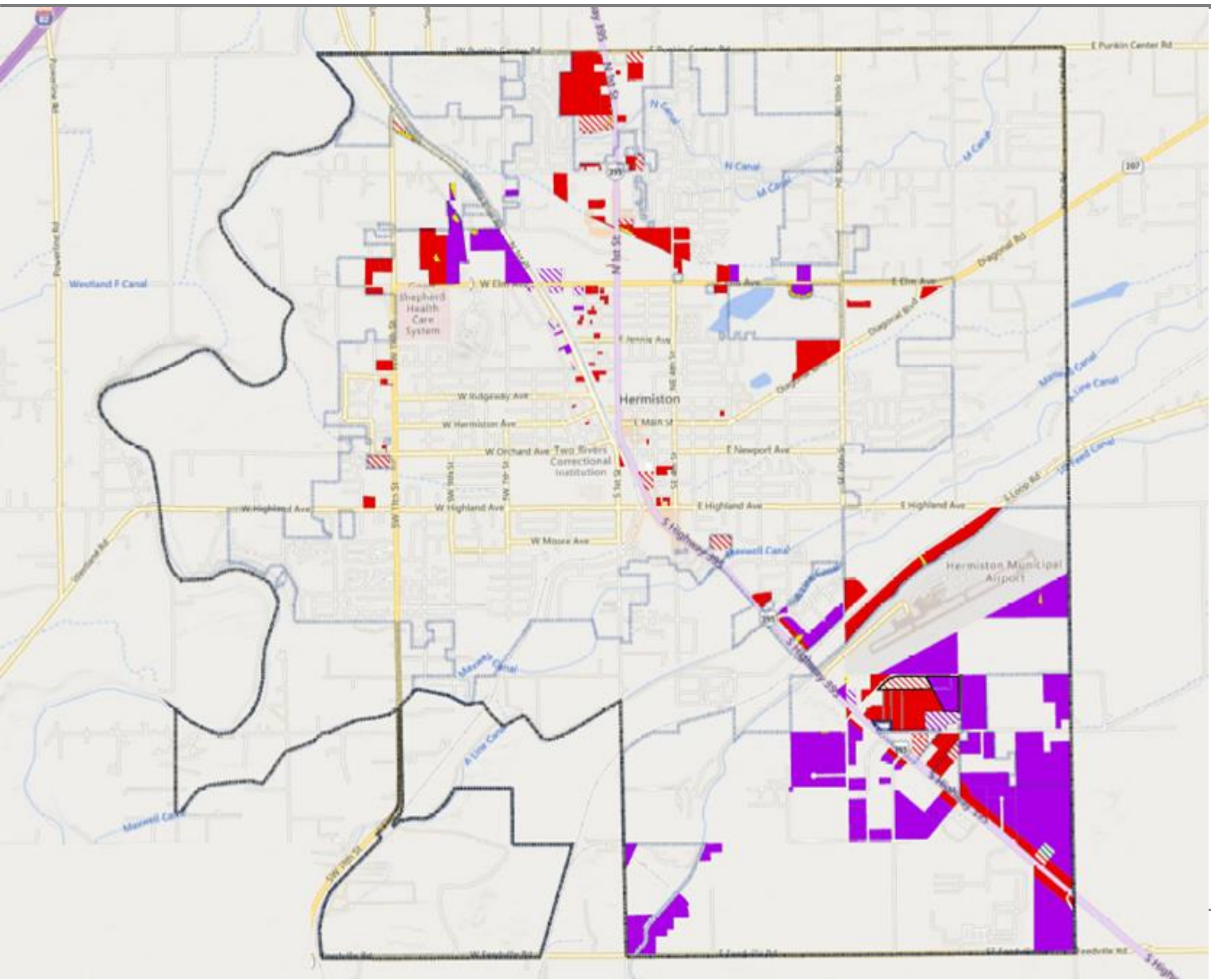


Figure 2: Hermiston
Employment Land
Comprehensive Plan
Designations

Hermiston, Oregon

- LEGEND
- Hermiston City Limits
 - Hermiston Urban Growth Bounday (UGB)
 - Comprehensive Plan Designations
 - Airport (A)
 - Commercial (C)
 - Commercial/ Industrial (C/I)
 - Future Commercial/ Industrial (F-C/I)
 - Industrial (I)
 - Future Industrial (F-I)

Buildable Land Inventory



**Figure 5: Hermiston
Net Buildable
Employment Land**

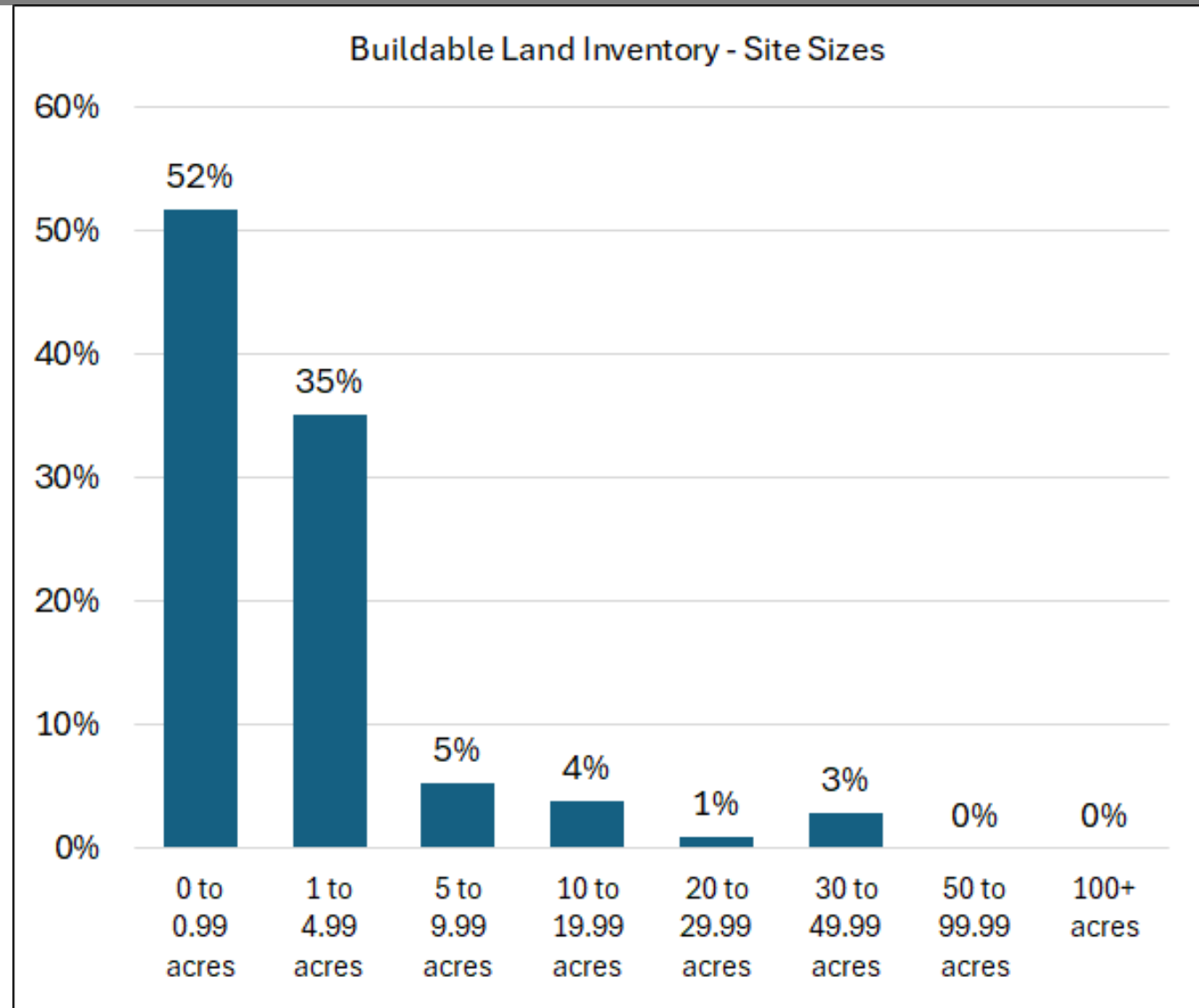
Hermiston, Oregon

- LEGEND**
- City Limits
 - Urban Growth Bounday (UGB)
 - Commercial - Vacant
 - Commercial - Redevelopable
 - Industrial - Vacant
 - Industrial - Redevelopable
 - Constrained (Unbuildable) Land

Buildable Land Inventory

	# of Sites	Acreage
Commercial	131	267
Industrial	74	423
<i>Totals</i>	<i>205</i>	<i>690</i>

- 52% < one acre
- 87% < five acres
- 96% < 20 acres
- No sites over 50 acres



20-Year Land Demand vs. Supply

EMPLOYMENT ZONING DESIGNATION	20 YR. DEMAND (Gross Acres)	BUILDABLE LAND (Acres)	Permitted Data Center Sites (Acres)	SURPLUS OR (DEFICIT) (Gross Acres)
Commercial (Office, Institutional, Retail)	97.6	267.2		169.6
Industrial (Gen. Ind., Warehouse, Flex)	160.1	423.1		263.0
Data Center Campus	1,210.2	NA2	214.0	(996.2)
TOTAL:	1,467.8	690.3	214.0	(563.6)

Thank you!

Questions or Comments?

An aerial photograph of a golf course during autumn. The green fairways are interspersed with trees showing vibrant yellow, orange, and red foliage. A winding pond or stream flows through the lower right portion of the image. In the background, a residential area with houses and more trees is visible under a clear blue sky.

Hermiston Economic Opportunities Analysis

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Public Hearing
August 14, 2024, 7:00 pm**