

CITY OF HERMISTON

APPLICATION TO AMEND COMPREHENSIVE
PLAN MAP

Pursuant to the provisions of 157.226 of the Hermiston Code of Ordinances, application is hereby made to amend the text or the comprehensive plan map for the following described property:

Name of Applicant: Dennis Gisi Phone: 509.520.0505

Mailing Address: PO Box 906, Walla Walla, WA 99362

Name of Owner (If Different): Larry & Florence Bankston (1502) Phone: 541.561.1048

Mailing Address: 1900 NE 10th St, Hermiston, OR 97838

Legal Description: Assessor's Map No: 4N2801B0 Tax Lot No: 1500 (Dennis Gisi) _

Subdivision: Parcel 3, Partition Plat 1998-42, Parcels 1 and 2, Partition Plat 2005-37 1502 (Bankston, _

Street Address: 1940, 1900, and 2180 NE 10th St, Hermiston, OR 97838 1503 (Church) _

Current Comprehensive Plan Designation: FR

Proposed Comprehensive Plan Designation: R-1

IMPORTANT!: The code of ordinances requires a positive recommendation from the Hermiston Planning Commission and approval from the Hermiston City Council, Umatilla County Planning Commission & Umatilla County Board of Commissioners before a change can be made in the comprehensive plan designation of any property. This approval must be determined after separate public hearings before these bodies. Oregon's Land Use Planning Laws require findings of fact with regard to requests for comprehensive plan amendments. 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 help you make findings and evaluate the merits of your request. In as much as THE BURDEN OF PROOF IS ON THE PROPONENT, the chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

APPROVAL CRITERIA

- The burden in all land use proceedings is upon the applicant
- Findings of Facts specific to how the proposed amendments comply with Oregon's 19 Statewide Planning Goals and the City's Comprehensive Plan must be submitted with the application
- The requested change must be justified by proof of the following:

1. Explain how the requested change is in conformance with the comprehensive plan and also the goals and policies of the plan.

Please see attached narrative.

2. Describe the public need for the comprehensive plan amendment and whether that public need is best served by changing the zoning classification on the property under consideration.

Please see attached narrative.

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

Please see attached narrative.

4. Explain how the potential impact upon the area resulting from the change has been considered.

Please see attached narrative.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

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 of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed building(s), highways, streets and alleys.
3. A metes and bounds legal description of the entire property proposed for amendment. A metes and bounds description of each parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the planning commission requests the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the planning commission retains the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impacts based upon the testimony provided at the hearing.

DocuSigned by:	DocuSigned by:		
		3/27/2024	3/27/2024
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Signature of Applicant		Date	

OUT OF POCKET EXPENSES FOR MAILING AND PUBLICATION COSTS WILL BE BILLED LATER

NOTE: The planning commission shall conduct a public hearing on the proposed amendment at the earliest regular meeting, after the application is deemed complete, in accordance with the public hearing procedures under 157.226 of the Hermiston Code of Ordinances. Both text and map amendments shall also be submitted to the Department of Land Conservation and Development 35 days prior to the date of the first evidentiary hearing except as provided for under ORS 197.610. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

Office Use Only

Date Filed: _____	Received By: _____	Meeting Date: _____
Fee: \$1,500.00	Date Paid: _____	Receipt No: _____