

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: Hermiston Home Works, Inc. Phone: 541-720-4533

Mailing Address: P.O. Box 833 Hermiston, OR 97838

Name of Owner (If Different): Phone:

Mailing Address:

Legal Description: Assessor's Map No: 4N 28 13 Tax Lot No: 200

Subdivision:

Street Address:

Current Comprehensive Plan Designation: Umatilla County F-2 with Future Industrial Overlay

Proposed Comprehensive Plan Designation: 47.3 Acres R-3; 31.57 Acres Dual Zone C-2/M-1

IMPORTANT!: The code of ordinances requires a positive recommendation from the Hermiston Planning Commission and approval from the Hermiston City Council 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 the planning commission to make 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 be used by the City to make findings and evaluate the merits of your request. Inasmuch 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
- 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.

Policy 6 relates to conversion and addresses the need for the city to help first develop property adjacent to the city limits, while also having some mechanism for converting "urbanizable" land to an "urban" status as it is needed for future development. The subject abuts the city limits. A zone change increases the likelihood of development, and helps with the conversion of the undeveloped "urbanizable" land to the east.

Please review draft findings for further explanation of how the requested change is in conformance with the comprehensive plan and the goals and policies of the plan.

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.

The state of Oregon and city of Hermiston alike have housing availability and affordability goals (State Goal 10) and policies (Hermiston policies 21 and 22) which will be advanced through the annexation and residential re-zoning of a majority portion of this property. Residential development in this area would be a natural extension of existing adjacent property uses and would help the city and state reach its planning goals of creating more housing for its residents and relieving the upward price pressure in local housing.

31.57 acres of the property is proposed to become a dual zone C-2/M-1 which will create valuable economic development opportunities. This comprises 5.9 acres abutting existing higher education buildings, and 25.67 acres between the Feed Canal and railroad tracks. By converting the future industrial overlay to a dual zone, the property is more conducive to being developed, creating new jobs and facilitating economic development.

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

Within the city limits and immediately adjacent to city limits, there are relatively few large undeveloped parcels that would naturally accommodate residential development, and even fewer in the southeast quadrant. This property is uniquely fit to provide additional housing availability.

The dual zoning proposed for the 5.9 acres expands the footprint of adjacent commercial zoning, currently occupied by higher education and governmental buildings, which creates the opportunity for future expansion by these entities, in addition to creating potential to attract new businesses to the area, such as professional service offices, medical offices, contracting businesses, supply houses, etc., to name several examples that would fit well on the property.

The 25.67 acres between the Feed Canal and railroad tracks is a particularly long and narrow tract which creates spatial constraints for economically viable development. By creating a dual zoning of C-2/M-1, this portion of the property will have more options to develop and create value than in its current designation of future industrial.

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

Currently, the entire 79.3 acre property is designated as Future Industrial. However, given the current land uses of immediately adjacent properties to the north (rural residential), east (rural residential), and west (dual C-2/M-1), the proposed delineations and designations for new zonings are more appropriate and create an extension of surrounding neighborhood characteristics.

A transportation impact analysis was performed on the property and surrounding area and found that all intersections studied are anticipated to operate within agency mobility standards in the 2043 Current and Proposed Designation Scenarios. As such, no improvements are specifically necessary to mitigate the Proposed Zone Designation transportation impacts.



**REAL PROPERTY TAX STATEMENT**

**JULY 1, 2023 TO JUNE 30, 2024**

**UMATILLA COUNTY, OREGON**

**216 SE 4TH ST**

**PENDLETON, OR 97801**

<b>ACCOUNT NO:</b> 116973
------------------------------

**PROPERTY DESCRIPTION**

**CODE:** 0803      **PCL:** 540  
**MAP:** 4N2813-00-00200  
**ACRES:** 79.41  
**SITUS:**

HERMISTON HOME WORKS INC  
 PO BOX 833  
 HERMISTON OR 97838

SCHOOL DIST #8 HERMISTON	189.49
INTERMOUNTAIN E.S.D.	23.87
BMCC	25.63
<b>EDUCATION TOTAL:</b>	<b>238.99</b>

GENERAL COUNTY	110.44
PORT OF UMATILLA	5.97
UMATILLA COUNTY FIRE DIST 1	67.85
UMATILLA MORROW RADIO & DATA DIS	6.59
CEMETERY DIST 8 HERMISTON	3.58
W. UMATILLA MOSQUITO CONTROL	7.84
UMATILLA SPECIAL LIBRARY DIST	14.27
<b>GENERAL GOVT TOTAL:</b>	<b>216.54</b>

<b>VALUES:</b>	<b>LAST YEAR</b>	<b>THIS YEAR</b>
<b>REAL MARKET (RMV)</b>		
LAND	483,230	488,240
STRUCTURES	0	0
<b>TOTAL RMV</b>	<b>483,230</b>	<b>488,240</b>
<b>TOTAL ASSESSED VALUE</b>	<b>31,767</b>	<b>38,769</b>
<b>EXEMPTIONS</b>		
<b>NET TAXABLE:</b>	<b>31,767</b>	<b>38,769</b>
<b>TOTAL PROPERTY TAX:</b>	<b>492.97</b>	<b>604.47</b>

BOND BMCC	7.22
2022 BOND UMATILLA COUNTY FIRE D	12.94
2009 BOND HERMISTON SD #8	128.78
<b>BONDS - OTHER TOTAL:</b>	<b>148.94</b>

TO PAY WITH CREDIT CARD, DEBIT, OR E-CHECK VISIT UMATILLACOUNTY.GOV.  POTENTIAL ADDL TAX LIABILITY  QUESTIONS (541) 278-6219
---

**TOTAL DUE (WITH DISCOUNT) 586.34**

DISCOUNT IS LOST AFTER DUE DATE. INTEREST APPLIES AFTER DECEMBER 15TH

EXHIBIT "A"

All that part of Section 13, Township 4 North, Range 28, East, W.M. lying between the U.S.R.S. Feed Canal and the Canal of the Hermiston Irrigation District, together with hereditaments and appurtenances thereunto belonging or in any way appertaining, excepting and reserving to the Stanfield Irrigation District, its successors and assigns the right of way for any main canal or laterals which are or hereafter may be surveyed, located or established over said land, and reserving the perpetual right of easement over said land, or any part thereof for all canals, laterals, ditches and drains which the Stanfield Irrigation District may deem necessary for the proper management and distribution of the waters of its system, also reserving the for public road 20 feet along the Section line between Section 12 and 13 and 20 feet along the Section line on the west side of said tract between Section 13 & 14, Township 4, N. Range 28, E.W.M.

Furthermore, excepting a strip of land 200 feet wide being 100 feet on each side of the center line of the proposed railroad as staked over and across Section 13, Township 4 North, Range 28 East, W.M., being more particularly described as follows:

An irregular parcel of land located in Section 13 T.4N.-R.28E. of the Willamette Meridian being two hundred (200) feet wide and parallel to the center line of the proposed main track as staked and as to be constructed, measured one hundred (100) feet on either side of and at right angles from the center line; said center line being described as follows, to wit:

Beginning at a point on the west line of Section 13 which point is two thousand seven hundred and three and one tenth (2703.1) feet more or less south of the NW corner of Section 13; thence along a straight line north easterly across Section 13 a distance of one thousand four hundred forty and two tenths (1440.2) feet; thence around a curve to the right having a radius of five thousand seven hundred twenty-nine and sixty-five hundredths (5729.65) feet, a distance of one thousand and fifteen (1015) feet; thence along a straight line a distance of one thousand eight hundred eighty-eight and three tenths (1888.3) feet more or less to a point on the north line of Section 13 which point is three thousand four hundred one and six tenths (3401.6) feet more or less east of the NW corner of Section 13;

Containing an area of 19.94 acres more or less.

State of Oregon )  
County of Umatilla )

This instrument was received and recorded on

02-21-07 at 9:05

In the record of instrument code type DE-WD

Instrument Number 2007-5150294  
Fee 31.00

Office of County Records

*Julius Hemphill*  
Records Officer