

CITY OF HERMISTON

CONDITIONAL USE PERMIT APPLICATION

Pursuant to the provisions of §157.205 of the Hermiston Code of Ordinances, application is hereby made for a conditional use permit for the following described property:

Applicant's Name: Michael Schlager Date: 01.09.2024
Address: 1179 Pleasant View Dr. Weiser, ID 83672 Phone: 208-793-1928
(Daytime)

Property Owner(s) Name (If Different): City of Hermiston
Address: 330 S. 1st St. Hermiston, OR 97838 Phone: 541-567-5519
(Daytime)

Legal Description of Property: Assessor's Map No: 4N2810DD Tax Lot No: 100
Comprehensive Plan Designation: L- Low Density Res. Zoning Designation: R-2
Current Use of Property: Police and Fire Station

Request to Allow:

An addition and remodel to the existing police / fire station. No change in use.

IMPORTANT! Oregon's Land Use Planning Laws and §157.208 of the Hermiston Code of Ordinances require the planning commission to make "findings of fact" with regard to requests for conditional use permits. 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. The chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

1. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:

Comprehensive Plan:

Policy 27. The City of Hermiston will promote adequate and efficient Police Protection.

Policy 28. The city of Hermiston will promote adequate and efficient Fire Protection.

One of the core objectives of this project is to provide seismic reinforcing for the Hermiston Public Safety Center. Also, an addition to facilitate fire and police department needs an addition will be included to provide space for additional and better functioning public safety services.

2. The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission. Explain fully:

The property is adequate in size to accommodate all additions and improvements while still maintaining well beyond the minimum setbacks as indicated in the zoning code. The current use will be continue on the site where it has effectively functioned for multiple decades. The close proximity to the school district property ensures very responsive emergency service to one of the most densely occupied buildings / campuses in the City of Hermiston.

3. Public facilities are of adequate size and quality to serve the proposed use. Explain fully:

The adjacent roadway, public utilities, private utilities, and available parking are more than adequate to serve the continuation of use for the Hermiston Public Safety Center in it's current location. The impacts of the addition of the building will be minimal, and no significant increase in on site personell, response volume, or use of public facilities is expected as a result of this project.

4. The proposed use will prove reasonably compatible with surrounding properties. Explain fully:

The close proximity to the school district property ensures very responsive emergency service to one of the most densely occupied buildings / campuses in the City of Hermiston. Additionally, the close proximity to major roads allows emergency vehicles to quickly get to other areas where emergency responses may be needed. The Sound buffer of Makenzie Park, as well as the rail road right of way provide a noise buffer from surrounding residences, minimizing the noise impact of residents living near the site. The new adjacent skate park east of the site will be provided with police monitoring, and on site EMTs to help ensure that any individuals using the skate park, especially youth, will be monitored and safe due to the proximity of the police and fire emergency services in their current location.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

APPLICATION FOR CONDITIONAL USE PERMIT - PAGE 3

- 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 (one digital copy) of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), highways, streets and alleys.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the planning commission requests my attendance, or the attendance of my representative, at the meeting(s) where this request is scheduled for consideration, and may grant or deny this request based upon the testimony provided at the hearing.

I am the ___owner/ X owner(s) authorized representative.
(If authorized representative, attach letter signed by owner.)

Applicant's Signature:  Date: 01.11.24

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

NOTE: The Hermiston Planning Commission meets the second Wednesday of the month. Because of public notice requirements and time constraints, this application must be returned to City Hall no less than four weeks prior to the public hearing date. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, OR 97838, or telephone (541) 567-5521. The City's fax number is (541) 567-5530.

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OFFICE USE ONLY

Date Filed: _____ Received By: _____ Meeting Date: _____

Fee: \$475.00 Date Paid: _____ Receipt No: _____



SCHLAGER
ZIMMERMAN
ARCHITECTS

Authorized Representative Form

To: Whom It May Concern

From: Schlager Zimmerman Architects
City of Hermiston Police Department
Umatilla County Fire District #1

Date: 01.09.2024

The City of Hermiston police department and Umatilla County Fire District #1 have retained the services Schlager Zimmerman Architects to provide architectural design and construction administration services on their joint project for Seismic Upgrades, renovations, and building addition on the Hermiston Public Safety Center located at 330 S. 1st St. Hermiston, Oregon 97838.

The City of Hermiston Police Department and Umatilla County Fire District #1 hereby designate Michael Schlager, Project Manager from Schlager Zimmerman Architects as an authorized representative for all matters related to applications for the approval, and permitting of this project. This includes, but is not limited to planning and zoning approvals, building plan review approvals, and building permit approvals through the City of Hermiston, Umatilla County, and the State of Oregon. This authorization shall remain in effect until September 30, 2024.

Signatures

Jason Edmiston

010924

Jason Edmiston, City of Hermiston Police Chief

Date

Scott J Stanton

1-09-2024

Scott Stanton, Umatilla County Fire District #1 Fire Chief

Date

Michael Schlager, Schlager Zimmerman Architects Project Manager

01.09.2024
Date

DATE:	9/8/2023
PROJECT #:	1199-681
DRAWN BY:	LDW/PAR
CHECKED BY:	
REVISION:	
DATE:	

SCHLAGER
ZIMMERMAN
ARCHITECTS



10159 W. Overland Rd., Boise, Idaho
(208) 866-3457 or (208) 739-1928

Engineering Surveying Natural Resources Cultural Resources GIS
Anderson Perry

1901 N. Ft. Street - La Grande, OR 97850 Ph: (541) 963-8309 Fax: (541) 963-6456
LA GRANDE, OR WALLA WALLA, WA REDMOND, OR HERMISTON, OR ENTERPRISE, OR
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FOR REVIEW ONLY

PUBLIC SAFETY CENTER
STATION #21

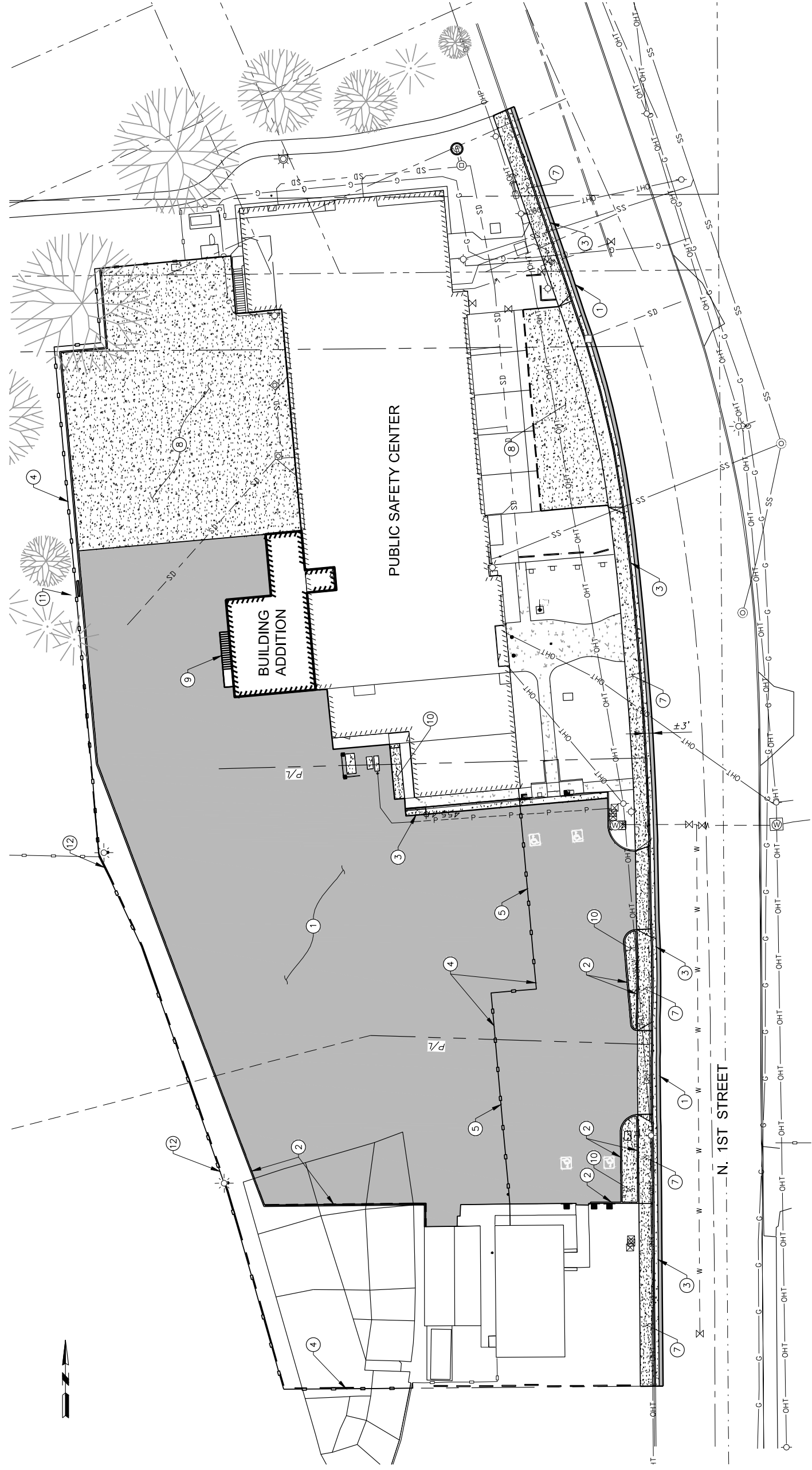
320 S 1ST STREET
HERMISTON, OREGON

SITE PLAN

C-202

WORK ITEMS

- ① CONSTRUCT ASPHALT CONCRETE PAVEMENT
SEE TYPICAL SECTION, SHEET C-301
- ② CONSTRUCT CURB AND GUTTER, MATCH EXISTING
CURB HEIGHT, SEE CITY STD. DWG. S101
- ③ CONSTRUCT CURB AND GUTTER
SEE CITY STD. DWG. S101
- ④ CONSTRUCT CHAINLINK FENCE FENCE
SEE DETAIL, SHEET C-301
- ⑤ CONSTRUCT SLIDING GATE
SEE DETAIL, SHEET C-301
- ⑥ CONSTRUCT DRIVEWAY (OPTION 1)
SEE CITY STD. DWG. S105
- ⑦ CONSTRUCT CONCRETE SIDEWALK
SEE CITY STD. DWG. S104
- ⑧ CONSTRUCT CONCRETE TRUCK APRON
SEE DETAIL, SHEET C-301
- ⑨ STAIRS, SEE ARCHITECTURAL AND STRUCTURAL PLANS
SEE DETAIL, SHEET C-301
- ⑩ CONSTRUCT PLAIN CONCRETE SECTION. 4" OF
CONCRETE OVER 4" OF 3/4" -0
- ⑪ ELECTRICAL PANEL
- ⑫ INSTALL xx' BALL PROTECTION NETTING BETWEEN
PARKING LOT AND BASEBALL FIELD. SEE DETAIL,
SHEET C-301



N. 1ST STREET





UMATILLA COUNTY FIRE DISTRICT #1



STATION
21

FIRE AND EMERGENCY SERVICES





BOB SHANNON
SAFETY CENTER



POLICE DEPT.

UMATILLA COUNTY FIRE DISTRICT #1

