

## WORK TASK SUMMARY

### Goal 1:

- Remove reference to utilizing water bills as a notice medium as water bills are not compliant with the noticing requirements of ORS 197.763.
- Add a new implementing action stating that the city will utilize the city's website for posting notices of public hearings, meeting agendas, and meeting minutes.
- Add a new implementing action stating that the city will require posting notices on properties subject to public hearings for land use or limited land use applications.
- Add a new implementing action stating that the city will post the city's Comprehensive Plan on the city's website.
- Add a new implementing action stating that the city will make the city's website and electronic mail systems available to provide technical assistance to citizens and solicit feedback through these systems.
- Add a new implementing action stating that the city will utilize local broadcast radio time to publicize major planning issues of citywide significance.
- Review all public participation and notice sections of Title XV of the Hermiston Code of Ordinances for compliance with statutory requirements for noticing timelines and distance requirements.

### Goal 2:

- Amend periodic review schedule to match state statutory requirements

### Goal 5:

- Prepare Goal 5 Inventory and identify significant and non-significant resources
- Prepare a Local Wetlands Inventory and identify significant and non-significant wetlands
- Amend Goal 5 codes to require notification of DSL when development, as defined by DSL rules, will impact wetlands

### Goal 9:

- Review downtown development plan, parking standards, height standards and landscaping standards for commercial development and develop incentives for redevelopment as needed
- Amend zoning designations for 4 identified commercial sites which are not presently commercially zoned Review commercial land supply for sites which may be underdeveloped or available for redevelopment

### Goal 10:

- Review existing land use implementing ordinances for compliance with federal fair housing act and statewide manufactured housing statutes
- Review existing housing standards to add housing types currently unaddressed in the zoning ordinance. Housing types to be added include group homes, senior independent living, condominiums and zero lot line housing
- To create a more pedestrian and community friendly streetscape, front setbacks for single and two family housing may be reduced if the garage falls behind the front line of the dwelling
- Amend ordinances to encourage investment and redevelopment in existing neighborhoods. These amendments may include building height amendments and flag lots

Goal 11:

- Review emergency response and vulnerability assessment for water system

Goal 12:

- Review existing TSP and implementing ordinances for compliance with VMT reduction rules
- Amend airport zoning to allow uses required under Airport Planning Rule

Goal 14:

- Review population forecasts and update as necessary and extend through 2028

#### **ITEMS COMPLETED OUTSIDE PERIODIC REVIEW**

- Update city water model, water master plan and wastewater master plan
- Evaluate water and wastewater system capacity for future population needs
- Implement and adopt 2008 Parks Master Plan
- Amend all city owned park property to Open Space to allow park uses outright

#### **ITEMS REQUESTED BY STATE AGENCIES**

The following items were suggested as potential work task items and determined by the city to not be required or necessary at this time:

- Amend codes to maintain compliance with drinking water standards
- Designate the groundwater sources as Goal 5 resources
- Develop ordinances to protect air quality
- DEQ submitted a list of 21 potential work tasks. All DEQ suggested work tasks were determined to be optional or already in practice by the city

- The city and UGB contain no forest lands and are not required to comply with Goal 4

## **DLCD Plan Evaluation Executive Summary**

Based on the evaluation checklist provided by the State of Oregon, Hermiston will have to add work tasks to the periodic review process. The city is satisfied with the status of the comprehensive plan and has few work tasks proposed. However, after reviewing the checklist several additional worktasks will likely be proposed. The worktask list is as follows:

1. Create an incentive plan to encourage downtown development. This will include a review of all on-site parking standards to ensure existing standards are not too restrictive and create an excess of impervious parking coverage. This will also include new landscaping standards for commercial development to create more appealing and inviting commercial developments.
2. The city will need to evaluate existing population forecasts and determine if revisions are necessary. The existing forecast predicted a population of 15,755 in 2010 and the city exceeded that projection in 2007. Population forecasts should be revised and extended through 2029.
3. The city will need to review the existing land use implementing ordinances for compliance with the federal fair housing act and statewide manufactured housing statutes.
4. OAR 660-023-0100 requires cities to adopt a Local Wetlands Inventory. The city will need to perform this task.
5. The periodic review schedule in the comprehensive plan should be amended to state that the city will undergo periodic review in accordance with statewide rules as opposed to every five years as it currently states.
6. There are several types of housing which are unaddressed in the existing zoning regulations. Group homes, senior independent living housing, condominiums, and zero lot line developments are all currently unaddressed and may need to be added.
7. In an effort to encourage more efficient land development, the city may be willing to modify the front yard setback to encourage homes built closer to the front lot line if there is still an adequate parking area provided. In other words, a 20 foot garage setback would allow the remainder of the house to be closer to the front lot line.

The above listed 7 items are all items which will need to be addressed by the city through the periodic review process. These are all items which were found to be deficient using the state's evaluation checklist.

In addition to the above listed items, the following items are proposed work tasks identified by planning staff:

### **Proposed Goal 1 Worktasks**

- Remove reference to utilizing water bills as a notice medium as water bills are not compliant with the noticing requirements of ORS 197.763.
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- Review all public participation and notice sections of Title XV of the Hermiston Code of Ordinances for compliance with statutory requirements for noticing timelines and distance requirements.

### **Proposed Goal 2 Worktasks**

- Review Section 2 (Background) of the comprehensive plan for factual information which is no longer current and update as needed to reflect existing acknowledged planning documents.

### **Proposed Goal 8 Worktasks**

- Amend zoning map for all city owned park properties from their existing zoning designations to Open Space.

## Periodic Review Evaluation

### 1. **Does the economic development element of the comprehensive plan need to be updated?**

*(A) Does new information on national, state or local economic trends show any changed circumstances since the plan was last updated? Does the new information need to be incorporated into the plan?*

Economic trends can vary wildly over a 20 year planning horizon. The national economy has shifted from a manufacturing based economy to an information based economy. Hermiston has chosen to focus economic development efforts towards primary level job creation. The city encourages all forms of economic development but is always cognizant of the fact that primary jobs create secondary and tertiary level employment in the community. The economic development policies in the comprehensive plan provide adequate flexibility to give the city the ability to respond to changing economic situations. Additionally, approximately 600 acres of the city's Goal 9 land is in a mixed use zone permitting commercial and/or industrial uses. This gives the city enormous flexibility in developing land for economic development based upon current economic trends while not requiring time consuming rezoning to accommodate specific uses.

*(B) Has there been a change in your community's assessment of the types of industrial and commercial businesses that are most likely to develop in your area? Does your community have sufficient buildable sites that are suitable for these types of uses?*

The city has seen the agricultural and food processing sector growth level off regionally. At the same time, the city began a campaign to locate distribution centers within the city. The city's location at the intersection of two interstate freeways makes it an ideal regional distribution point. The city is also serviced by two state highways. US Highway 395 travels directly through the center of the city and is designated by ODOT as a highway of statewide significance. State Highway 207 travels along the western edge of the city. The city is also serviced by the Hinkle Railroad Facility operated by the Union Pacific Railroad and is one of the largest employers in the region, employing over 600 people. The city's above average access to transportation infrastructure makes it ideal for distribution centers and manufacturing facilities.

The city has approximately 600 vacant acres of mixed commercial and industrial land available for all types of economic development. Additionally, the city has approximately 150 vacant industrial acres and approximately 50 vacant commercial acres. The city uses a 1.8% population growth factor through 2024. The supply of buildable land can easily accommodate the city's needs for the 20 year planning horizon.

*(C) Is your plan out-of-date regarding an accurate inventory of suitable industrial and commercial sites?*

The city has an adequate inventory of vacant commercial and industrial land. There is approximately 600 vacant acres of vacant commercial and industrial land available within the city limits and urban growth boundary. This supply should be adequate to accommodate 20 years of growth. However, as part of periodic review the city may wish to inventory developed commercial property which are available for redevelopment.

*(D) Does the inventory of commercial and industrial land identify sites that are available now or can be made available quickly?*

Yes. The vast majority of vacant commercial and industrial land is shovel ready or buildable within one year.

*(E) Does the inventory identify sites needing additional attention in order to make them suitable for industrial or commercial uses (e.g. wetland delineation, transportation improvements, provision of water or sewer)?*

The commercial inventory does not identify constraints to development on vacant parcels. The city does not have an inventory of development hindrances on a parcelized basis. The city will undertake a Goal 5 inventory as part of the periodic review process in accordance with OAR 660-23.

*(F) Are there sites zoned industrial that are unlikely to develop because of transportation access issues, environmental factors, topography or other constraints?*

The city has developed a transportation system plan which provides for access to all developable industrial parcels without the need for direct access to Highway 395 on a parcel by parcel basis. The city's topography is generally flat and does not pose a development constraint for most parcels. Other environmental factors generally do not constrain the industrial inventory.

*(G) Is there less than a 20-year supply of vacant or redevelopable buildable employment land within your community's urban growth boundary?*

The city operates on the assumption that 600 acres is an adequate supply of employment land to accommodate a growth rate of 1.8% over the next 20 years. However, as part of periodic review, the city will develop a site specific analysis of the commercial needs in order to update several potential sites with zoning more compatible with existing patterns of development.

*(H) Does your community have an insufficient supply of industrial land and commercial sites that can be served by public facilities projects, either existing or scheduled to be built within the next five years?*

The city's public works infrastructure is adequate to handle economic development with minor system upgrades on a per project basis.

*(I) Has your community lost suitable industrial sites through rezonings for other uses?*

The city has not removed any land from the industrial inventory (or commercial inventory) through rezoning for other uses. The city has in fact, increased the commercial inventory through the rezoning process by removing approximately 23 acres from the residential inventory and adding those lands to the commercial inventory over the last five years.

*(J) What plan or regulatory amendments are needed to respond to changes in economic development trends in your community?*

Economic development has shifted to the city's periphery, leaving several vacant businesses in the downtown core. The downtown core also has a high tenant turnover rate. As part of the periodic review process, the city will focus on developing incentives to encourage small businesses to locate in the downtown core. The city also will focus on creating new retail opportunities throughout the community.

The city plans to revisit parking standards for commercial development to ensure the requirements are not prohibitive to development on smaller downtown parcels.

The city plans to revisit landscape requirements for commercial development through the periodic review process.

2. **Does recent information on population and housing trends suggest a need to update your comprehensive plan or land use regulations?**

*(A) Has the city adopted a population projection coordinated by the county? How old is the forecast? Does it need to be updated to extend at least 20 years into the future from now?*

The county adopted a 20 year population forecast in 1999. This forecast projected the population for Hermiston through the year 2020. The forecast was approved by DLCDC as part of the 2004 Hermiston Urban Growth Boundary Amendment. The population forecast predicted a population growth of 2.2% per year. In the three years data has been available, the city's population growth has been closer to 2.9%. The population forecasts may need revision. The acknowledged

population forecast predicted a population of 15,755 in 2010. Hermiston's 2007 population is 15,780, exceeding the 2010 forecasted population three years ahead of schedule. As part of the periodic review process, the city proposes to amend population forecasts through 2029.

*(B) Has the distribution of household incomes remained consistent in the community since the housing element of the comprehensive plan was last updated?*

The city does not compile information on household incomes within the community. The Oregon Employment Department does analyze wages on a county wide basis but this information is not at a level sufficient to analyze wages only within the Hermiston UGB.

*(C) Are the costs of new housing units affordable based on projected household incomes?*

The city does not compile information on the selling price or rental rates of housing within the community. Therefore, the city does not have this information. The 2004 residential buildable lands inventory indicated that the majority of residential units were clustered in the low and moderate income brackets with a deficiency of housing targeting upper income brackets.

*(D) Does the city provide the types, locations and densities of housing needed by all of its residents?*

The 2004 residential buildable lands inventory indicates that the city will need approximately 453 acres of residential land over the 20 year planning horizon. The city has approximately 1,396 acres of buildable residential land to accommodate all housing types. Vacant land is distributed evenly throughout the city's urban growth boundary. However, large vacant tracts are generally focused on the western portion of the city. The city may wish to encourage infill in the core downtown area by encouraging flag lots, density variations and other incentives to build in established neighborhoods.

*(E) Are buildable residential lands being developed at the rate projected in the comprehensive plan?*

Yes. The absorption rate for housing construction is roughly equivalent to the projected growth rate.

*(F) Is there a significant difference between the gross amount of residential lands developed since the plan was last updated and what the plan data predicted?*

The city's growth rate has been lower than originally predicted in the comprehensive plan. The original population forecasts were higher than the actual rate of population growth. However, the amount of land within the urban growth boundary will accommodate the revised lower population forecasts.

*(G) Are you zoning and development ordinances well organized and user friendly? Are your residential development and design standards for needed housing clear and objective? When did your community last evaluate its development processes and standards? Are there provisions that should be amended or eliminated to better reflect your community's vision?*

The zoning is well organized and easy to understand. All uses are specifically listed out with clear definitions for permitted uses. The city's design standards are objective and applied equally on all developments. The city reviews and updates the zoning standards as necessary to accommodate the city's vision. The most recent text amendments to the zoning ordinance were in 2005 and 2007. Code amendments may result

*(H) Have all your ordinances been amended to fully comply with the federal fair housing act and state manufactured housing statutes?*

The city will need to review the ordinances for compliance with these regulations as part of the periodic review process.

*(I) Does your community have minimum density requirements for each zoning district? Does your community have a minimum average density policy for overall residential development?*

All residential zones establish minimum lot sizes for each type of residential construction permitted in each zone. However, minimum lot sizes establish maximum densities. The city does not have rules establishing maximum lot sizes or minimum densities that land must be developed at. The city's land supply is not constricted enough to justify establishment of minimum density standards.

*(J) Are the zoning ordinance densities consistent with the comprehensive plan?*

The densities allowed by the zoning ordinance are equivalent to the comprehensive plan densities.

*(K) Has the mix of housing types (i.e., single-family and multi-family) constructed since the last plan update been built as expected.*

The amount of multi-family and two-family housing constructed has been lower than forecast in the comprehensive plan. The comprehensive plan forecasted a mix of housing construction of 50% single-family, 30% duplex and multi-family

and 20% manufactured housing in parks and on single lots. The actual construction has been approximately 66% single-family, 18% duplex and multi-family and 16% manufactured housing.

*(L) Have housing providers been successful in satisfying the housing needs of low income citizens and citizens with special housing requirements? If not, what actions need to be taken to address these needs?*

Housing for all income levels has been provided by the housing providers. According to the 2004 Residential Buildable Lands Inventory, the vast majority of housing constructed has been for low and middle income citizens. Additionally, the majority of multi-family housing constructed has been for low income citizens and utilizes government subsidies to insure equal access. The development standards do not need to be modified to insure housing is provided for all income levels. There are no regulatory hindrances to constructing housing for citizens with special needs. Group housing for five or fewer residents is permitted outright in all residential zones. Facilities housing more than five residents are permitted conditionally in all residential zones except the Single Family Residential (R-1) zone.

*(M) Does the comprehensive plan include a thorough, up-to-date residential buildable lands inventory and housing needs assessment?*

Yes. The city fully reviewed and updated the residential buildable lands inventory and needs assessment in 2004. There has been no significant change in the amount of buildable residential land, rate of absorption or change in economic circumstances which would necessitate revisiting the inventory.

*(N) Is there a 20-year supply of vacant or redevelopable buildable land or land with infill potential in the following categories?*

<i>Single-Family</i>	Yes
<i>Multi-Family</i>	Yes
<i>Dorms, institutions</i>	Yes
<i>Government Assisted</i>	Yes

*(O) If a shortage exists in any of the categories above, how will the discrepancy be resolved?*

There are no discrepancies to resolve. The city's urbanizable lands are in a Future Residential comprehensive plan designation which allows them to develop in a manner appropriate for the city's needs.

*(P) What plan or regulatory amendments are needed to respond to changes in population and housing trends in your community?*

The city will review housing requirements for compliance with the federal fair housing act. The city will also modify front yard setbacks to encourage more pedestrian friendly streetscapes. Housing types such as group homes, assisted living, condominiums and zero lot line development may be added to the zoning ordinance.

3. **Do the plan and ordinances adequately account for limitations on buildable lands from natural resources and hazards?**

(A) *Have the plan and ordinances been updated to comply with OAR 660 Division 23 (the Goal 5 rule) regarding wetlands, riparian corridors and wildlife habitat?*

The existing comprehensive plan designates the Umatilla River and the river's 100 year flood plain, which form the city's western UGB, as a riparian corridor and wetland area. These areas are specifically designated as Open Space areas and protected from urban development. The only areas designated as ecologically significant are also located along this corridor. The plan also acknowledges the streambanks of the Umatilla River are significant habitat areas.

The existing comprehensive plan does not contain a Local Wetlands Inventory (LWI) as mandated in OAR 660-023-0100. The overall soils and water table levels in the Hermiston area do not generally support wetlands. However, as part of the periodic review process the city will create a Goal 5 inventory identifying significant and non-significant wetlands.

There are no significant natural resources in terms of minerals, wilderness areas, potential or approved wilderness trails or wild and scenic waterways identified in the existing comprehensive plan. There have been no new areas designated in these categories since the last review of the comprehensive plan. To insure compliance with all aspects of OAR 660-023, the city will complete a Goal 5 inventory of all natural resources within the UGB.

(B) *Has the jurisdiction received any new, updated or revised information regarding floodway or floodplain boundaries or geologic or other hazards that need to be addressed in the plan?*

The floodplain map was last updated by FEMA in 1986. As of December 2007, FEMA still lists this map as the most current and up to date floodplain map for the Hermiston UGB. No other natural hazards have been identified since the last comprehensive plan review.

4. **Are public facility and transportation plans and financing mechanisms adequate to accommodate planned growth in a timely fashion?**

*(A) Has the jurisdiction been able to provide services for development of residential and employment land according to the schedule in the public facilities plan?*

The city has been able to provide services at desired levels for economic development and residential development. It is occasionally necessary for the city to perform additional analysis to determine if each development has adequate service capacity or if master planned improvements need installation.

*(B) Have there been changes to any of the following conditions that were not anticipated by the public facilities or transportation system plans?*

*Changes in population, housing or employment*

The city has grown at the forecasted rate and there have been no major changes in housing needs or employment trends.

*Urban Growth Boundary Amendments*

The city added approximately 350 acres to the UGB in 2005. This area was not planned for in the public facilities plan and public facility plan updates are needed for servicing this area. There was a special transportation analysis prepared for the area added to the UGB and all required transportation improvements were incorporated by the city as approval conditions for the amendment. This addition must be reflected in the updated comprehensive plan.

*Master Plan Updates*

The city's public facilities plans were last updated in 1997. There are current revisions underway for both the sewer and water master plans outside the periodic review process. The transportation system plan was last updated in 2004 and is current and up to date.

*Major Plan Map or Zoning Map Amendments*

With the exception of the UGB amendment mentioned above, there has been no major plan map or zoning map amendments.

*Significant consumers or users that were not anticipated*

The city has not had a large user locate within the UGB and use an unusually large amount of infrastructure capacity.

*Facility projects built or delayed*

The city has followed its capital improvement plans as outlined in the public facilities plans.

*(C) Have any of the conditions in (B) above changed to the extent that the plan or the project list in a public facilities or transportation system plan needs to be revised?*

As noted above, the city is preparing revisions to the water and sewer master plans outside the periodic review process. The sewer plan in particular requires updating to accommodate new wastewater regulations developed by the state of Oregon. These plans will begin the update process prior to periodic review completion.

*(D) Does your list of short-term public facility projects need to be updated?*

There are several short term projects which are being updated outside the periodic review process.

*(E) Does your community satisfy state and federal standards for the quality of water supplied, quality of water discharged from your treatment plant, and quality of storm water discharge (if applicable?)*

The city delivers water to all end users which meets all state and federal requirements for water quality. The city monitors water quality on a monthly basis and sends water samples for third party testing. An annual report of water quality is issued and distributed to the public.

Recent changes in the wastewater discharge standards at the state level will require upgrades to the wastewater treatment plant. The city is preparing a new wastewater master plan outside the periodic review process. The new plan will be completed prior to periodic review completion. The city will also begin wastewater treatment plant upgrades prior to periodic review completion.

The city does not have a city-wide storm water system.

*(F) Are financing sources sufficient to cover the cost of capital construction?*

The majority of capital improvements are installed by development on a pay-as-you-go basis with each development responsible for constructing infrastructure and capital improvements proportional to their impacts. In the case where a large capital improvement is needed, developers are eligible for repayment of a portion of the improvement above and beyond their impact through a late-comer agreement with other properties which benefit from the improvement.

The city is able to use municipal bonds to fund major upgrades to the overall system. The city also recovers the cost of capital improvements through systems development charges when any new user connects to the system.

*(G) Do the financing sources need revisiting to meet future needs? What actions will be taken to address the issue?*

The financing sources are adequate to meet future needs.

5. **Is there new information affecting the comprehensive plan that has not yet been incorporated into the plan?**

(A) *New information provided by state agencies is listed on the attached sheet. Does any of this information need to be addressed in your plan?*

The city received comments from eight state agencies on January 23, 2008. The comments addressed several statewide planning goals. An analysis of those comments which will be addressed through the periodic review process and those which are optional under the periodic review requirements is attached to this evaluation.

(B) *Is there any other new information available relating to economic development, needed housing, transportation, public facilities and services or urbanization that needs to be included in your plan?*

The above listed items in numbers 1 through 4 address all the current information the city has received.

6. **Have changes in local goals or objectives occurred since adoption of the comprehensive plan that require amendments to the plan or land use regulations relating to economic development, needed housing, transportation, public facilities and services and urbanization?**

(A) *For example, does the adoption of a regional economic development strategy or changes in economic opportunities necessitate modification of plan policies?*

The regional economic outlook is much the same as it was at the time of comprehensive plan adoption. There are no specific regional factors any of the above listed categories which need addressing.

(B) *Are there new community goals or objectives (or changes to existing ones) that need to be addressed in the comprehensive plan?*

The city has determined that encouraging economic development in the downtown core is a priority. The city will actively pursue new policies to encourage downtown development. This will necessitate looking at parking standards, height requirements, mixed commercial and residential uses, landscaping and pedestrian facilities and other potential projects to enhance the downtown core.

(C) *Are there goals, objectives, or policies in the comprehensive plan that are no longer applicable and should be deleted or amended?*

The comprehensive plan states that the city will undertake a major update of the plan every five years. Since state rules require the city to undertake a review every ten years, the city proposes to modify the review requirement to conform with statewide rules.

*(D) Have all plan provisions that obligate your jurisdiction to implement specific provisions in the future been carried out?*

The city has completed all plan provisions that call for future work in the comprehensive plan policies.

7. **What major activities or events affecting land use have occurred that were not anticipated in the plan, but which may necessitate updating the plan?**

The city's population did not grow at the rate forecasted in the original plan. However, this data was amended to reflect actual growth trends in 2004. There are no additional work tasks which need addressing above and beyond those items outlined on the previous pages.

**Factor 2:** Decisions based on acknowledged comprehensive plan and land use regulations are inconsistent with the goals relating to economic development, needed housing, transportation, public facilities and services and urbanization.

1. **Are land use decisions made according to your acknowledged comprehensive plan and land use regulations achieving the purpose and intent of Statewide Planning Goals 9, 10, 11, 12 and 14?**

*(A) Have prospective employers passed over the city because permitting procedures were too onerous or because approved plan changes have reduced or eliminated your supply of available and suitable employment sites?*

The city's economic development process is highly streamlined. If the site an employer is looking at has the correct zoning, development approval is very quick. An employer can receive plan and zoning approval in as little as 4 weeks. The quick turn-around time has been a good enticement for employers such as Home Depot. There is a substantial supply of buildable employment sites within the city. No economic development construction has required a plan amendment since the last periodic review.

*(B) Do your plan policies and zoning regulations provide for housing needs of the residents of the jurisdiction? Are any housing types needed now or in the next 20 years not permitted in the jurisdiction? Are applications for needed housing getting denied because of discretionary approval criteria or conditional use permit requirements?*

Several types of senior housing and group housing have emerged since the last periodic review and currently require shoe-horning into our existing use definitions. Senior independent living housing, co-housing, condominiums, zero lot line development, and group housing such as halfway houses are all uses which are not defined in the zoning ordinance. However, there have been no applications for these housing types filed with the city. Zero lot line developments have been approved using the planned unit development criteria.

*(C) Have developments permitted by your plan and code exceeded the capacity of transportation, water, sewer or storm water management facilities?*

At this time, no developments have placed a burden on the city's infrastructure beyond what it is able to handle. However, each development is carefully scrutinized by development staff to determine if any additional infrastructure is necessary to service the development. These costs are then borne by the developer.

*(D) Do your plan and code allow development of inefficient land use patterns that increase the costs of public facilities and services and consume an unnecessary amount of land, such as through large minimum lot size standards, no maximum or average lot size standards, excessive on-site parking space requirements, excessive block length and street width standards, excessive yard setback and buffer standards, a predominance of large-lot single family zoning, no mixed use development, no provision for accessory dwelling units or one-story height limits on commercial and industrial development?*

The city does have minimum lot size standards ranging from 6,000 to 9,000 square feet, depending on the residential zone. There are no maximum lot sizes in any residential zone. The city does not support maximum lot sizes and will not propose adding them as part of the periodic review process. In general, development tends to create lots at the minimum lot size, although occasional larger lots are created in exclusively single-family development.

The city does support revisiting all on-site parking requirements. The existing parking standards have been in place for over 20 years and the city has granted several variances from the minimum parking requirements, especially for hotels. In general, parking lots are rarely if ever 100% occupied, with the exception of restaurant parking which should not be reduced.

Block length and street width standards are in-line with most existing development standards statewide. The city allows no more than 600 feet between cross streets and 50 feet is the minimum street right-of-way allowed. The city has not allowed narrow street development.

Setbacks for front and rear yards are 20 and 10 feet respectively which is compliant with industry standards. The city is unwilling to lower front yard

setbacks to less than 20 feet as many residents park vehicles in driveways. However, the city may consider a varied front yard setback where the garage can be no closer than 20 feet to the front property line but the remainder of the dwelling may be closer than 20 feet. Side yard setbacks are 7 feet which the city finds adequate to insure access to rear yards for fire and emergency personnel.

The city does not have a preponderance of large lot single-family dwellings. In recent years, the city has seen a surge in mixed density developments with single-family, duplexes, and manufactured housing in the same subdivision. Multi-family housing is continuously added as market forces allow. Multi-family housing is typically situated in buffer areas between single-family developments and light commercial areas.

The city permits accessory dwellings on all residential lots, provided no rent is charged for the dwelling.

The city does not have a one-story height restriction on any development. However, the city does have a 35 foot maximum building height in all zones. This height restriction is based on historical capacity of the city's fire fighting apparatus. There are now vehicles capable of fighting fires above 35 feet and the city would propose changing this maximum building height as part of the periodic review process.

2. **Are any of your implementation measures inadequate to carry out the policies of the comprehensive plan relating to economic development, needed housing, transportation facilities and services and urbanization?** For example, does your plan identify a targeted employer, but your industrial zone does not permit the use? Has your jurisdiction adopted a transportation system plan, but not implementing ordinances adequate to carry out the plan?

The city's zoning definitions provide general flexibility. Since the city has two industrial zones and two commercial zones, most uses will be classifiable in at least one zone. The city revised the transportation system plan in 2002 and adopted ordinances implementing the TSP into all land use regulations.

The city has not encountered areas where the implementation measures are not adequate to carry out the comprehensive plan policies.

**Factor 3:** There are issues of regional or statewide significance, intergovernmental coordination, or state agency plans or programs affecting land use which must be addressed in order to bring comprehensive plans and land use which must be addressed in order to bring comprehensive plans and land use regulations into compliance with the goals relating to economic development, needed housing, transportation, public facilities and services and urbanization.

**1. Is the level of coordination between the city and county, other cities, special districts, and state and federal agencies adequate to effectively implement the comprehensive plan? Do your urban growth boundary management agreement and/or urban service agreements need to be updated?**

*(A) Do you share resources or facilities with other jurisdictions? Are these adequate for all the jurisdictions involved? Do you have agreements regarding allocation of resources, capacity, etc?*

The city does not share resources regarding land use enforcement with any other jurisdiction. The city does share administration of the city's urban growth boundary with Umatilla County. This shared administration is discussed subsection (C) below.

*(B) What special districts provide services within your urban growth boundary? Are these special districts participating in your planning process? Does the city have management agreements with those special districts providing services within the urban growth boundary consistent with ORS 195.065?*

Within the city's urban growth boundary, special districts include the Hermiston Irrigation District, Umatilla County Library District, Hermiston Fire and Emergency Services District, the Hermiston School District and the Hermiston Cemetery District. Of the special districts listed above, only the Hermiston Fire and Emergency Services District and the Hermiston Irrigation District provide urban services as defined in ORS 195.065.

*(C) Is the city/county urban growth management agreement functioning to adequately coordinate land use decisions inside the urban growth boundary?*

The city and county jointly adopted a new management agreement in 2004. This agreement gives greater authority to the city in determining land use decisions in areas which will soon be within the city (i.e. urban areas) while still giving the county authority over mostly rural areas within the UGB.

*(D) Are there other coordination issues that need to be addressed?*

At this time, the city submits notification of planned land use actions to all local jurisdictions, state agencies, tribal units, etc. who may be affected by a decision. There are no further coordination issues in need of addressing.

**2. What regional or state plans, programs or issues affecting land use may call for amendments to the comprehensive plan in order to bring your plan and land use regulations into compliance with the statewide planning goals related to economic development housing, public facilities and services, transportation and urbanization?**

*(A) Have you contacted appropriate state agencies to participate in your periodic review process?*

The city will notify state agencies as appropriate with invitations to participate in periodic review. The city has received comments from the Department of State Lands with comments regarding wetlands regulations. The periodic review order was accompanied by statements that state agencies would be sending additional comments in the future. The city received comments from eight state agencies on January 23, 2008. The comments addressed several statewide planning goals. An analysis of those comments which will be addressed through the periodic review process and those which are optional under the periodic review requirements is attached to this evaluation.

*(B) Has a state agency notified you of an adopted plan or program affecting land use that needs to be addressed in your plan? If yes, what is the plan or program?*

As mentioned in Section A above, the Department of State Lands has requested the city adopt a local wetlands inventory.

*(C) Are there housing needs identified in the statewide or county Consolidated Plan that have not been addressed in your comprehensive plan?*

Additional research is required to determine if the city must perform amendments to comply with the consolidated plan.

*(D) Does the plan address the regional investment strategy for your area? Are there actions needed to coordinate with or implement the strategy?*

The city's comprehensive plan is in compliance with the regional investment strategy. The city is very proactive in encouraging job creation, investing in infrastructure for employers and pursuing innovative programs to bring new employers to the area.

*(E) How has the city coordinated transportation issues with other local governments and the state?*

The city has prepared a transportation system plan in coordination with ODOT. Following adoption of the plan, the plan was submitted to Umatilla County for co-adoption. The county has co-adopted the city's transportation system plan.

- *Does the plan contain strategies for dealing with access management, new commercial development accessed by state highways, or the potential impacts of any new major transportation system project?*

These issues are all addressed in the existing transportation plan as adopted in 2004.

- *Does the TSP call for major improvements to state highways for which ODOT has not agreed that funding for the needed improvements are “reasonably likely” to be provided during the planning period?*

There are no major improvements scheduled for either of the state highways through Hermiston which ODOT has not agreed to.

- *Does the plan address the state’s objective of reducing or stabilizing “VMT” (vehicle miles traveled per capita)?*

The plan does not specify measures for reducing VMT. VMTs as defined in the Oregon Revised Statutes apply strictly to those jurisdictions within a Metropolitan Service District. Hermiston does not reside within a Metro area.

**Factor 4:** Are the existing comprehensive plan and land use regulations are achieving the statewide planning goals relating to economic development, needed housing, transportation, public facilities and services and urbanization?

**1. What other issues relating to the periodic review standards need to be addressed within the scope of periodic review?**

The city will review existing commercial and industrial zones to insure that the uses there are commercial or are likely to redevelop appropriately within the planning horizon.

**2. What local issues related to economic development, needed housing, transportation, public facilities, and services and urbanization would you like to address within your periodic review work program?**

*(A) Has your jurisdiction been successful in complying with the 120 day time limit for final action on development permits? If no, what has been the cause of delays?*

The city has been very successful in issuing final decisions before the 120 day time limit. The city has not received complaints about lengthy review processes.

*(B) Do you feel your plan and land use regulations are difficult to implement? Should steps be taken to streamline the plan, zoning ordinance, and permit process?*

The city’s plan and land use regulations are generally very concise. This allows for ease of interpretation and implementation. The city does not see a great deal of need to rewrite any existing ordinances.

