

HERMISTON PLANNING COMMISSION

Regular Meeting

November 9, 2016

Vice Chairman Erz called the meeting to order at 7:00 PM. Commissioners Doherty, Flaiz, Caplinger, Fialka, Hamm, and Rebman were present. Commissioner Medelez and Chairman Saylor were absent.

Minutes

Minutes of the September 14, 2016, regular Planning Commission meeting were approved.

Review Sign Operation at the SDA church

The planning commission is reviewing operation of an illuminated sign installed at the Seventh Day Adventist Church located at 855 W Highland Ave. The six month review of the sign operation was a condition of approval for the major variance to install the sign at a height of 14 feet 8 inches in a residential neighborhood. The property is described as 4N 28 15BA Tax Lot 901 and is zoned R-1.

Commissioner Flaiz stepped down from her chair and joined the audience.

City Planner Spencer presented the staff report. No comments have been received in regards to the sign's operation.

Testimony

Sharon Peter- 2166 NW Dawn Drive, Ms. Peter operates the sign. She follows the manufacturer's recommendations for the settings. The sign automatically dims at night. The church has not received any calls at the church regarding the sign's usage.

Annette Kirkpatrick- 960 W Angus Ave, Ms. Kirkpatrick lives in the neighborhood and has not found the sign to be a distraction at any time of day or night. She thinks the sign is attractive.

Commissioner Rebman moved and Commissioner Hamm seconded to consider the condition fulfilled. Motion passed unanimously.

New Business

Replat-The City of Hermiston has received an application for a replat of property located on SE Fifth Street approximately 190 feet north of E Highland Ave. The property is approximately 1.58 acres and is presently vacant. The proposal will replat 5 existing lots into one new lot. The replatted lot will be approximately 1.58 acres. NW Housing Alternatives has purchased the property and is applying for the replat. The property is zoned Multi-Family Residential (R-3) and is described as a 4N 28 11CD Tax Lots 1800, 25100, 25200, 25300, and 25400. This is a resubmission of an application denied by the Planning Commission at the September 14, 2016, meeting.

City Planner Spencer presented the staff report. The criteria that are applicable to the decision to accept the proposed replat are contained in §154.15 through §154.46, §154.60 through §154.66, §157.027 and §157.101 of the Hermiston Code of Ordinances.

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by SE 5th Street. No new street connections are proposed.

§154.16 Street and Alley Width.

No new streets are proposed as part of this subdivision. The existing right-of-way for SE 5th Street is 50 feet in accordance with city standards.

§154.17 Easements.

A fifteen-foot drainage and utility easement shall be dedicated on the final plat along the entire frontage of the parcel. This easement is shown. The existing irrigation easement is also indicated on the plat.

§154.18 Blocks.

The proposed subdivision sits at a mid-block point. There is an existing alley along the north boundary of the replat. The city requires new street connections when blocks exceed 600 feet. The property is approximately 360 feet in width. No cross street is required and the block design standards are satisfied.

§154.19 Lots.

The minimum lot size in the R-3 zone is 6,000 square feet. There is no maximum size in the R-3 zone. Multi-family lots require at least 2,000 square feet of lot area for each dwelling unit. The lot will be approximately 1.58 acres or 68,824 square feet. The parcel abuts a public street for at least 25 feet.

§154.20 Character of Development.

Supplemental materials accompanying the application address some of the goals of §154.20. Specifically, the applicant notes that the underlying zoning and comprehensive plan designations of the property permit multi-family housing as a permitted use. The site is directly abutting two existing multi-family developments on the east property line. The development goal is to construct an additional 20 units on the property. A community building and playground are planned. The applicant indicates that the irrigation ditch will be piped as requested by the irrigation district. On-site management is planned.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed development.

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 site is adjacent to SE 5th Street. SE 5th Street is currently improved with a chip seal surface and no other street improvements. As a condition of approval the property owner will be required to sign a street improvement agreement for SE 5th Street. The street improvement agreement will bind the property to

participate in or install half street paving, curbing, drainage, and sidewalk improvements along the property frontage. In addition, should the property develop in the intervening time, installation of these improvements will automatically be required under the provisions of §157.164 of the Hermiston Code of Ordinances.

§154.62 Water Lines.

All lots are served or can be served in the future by an existing municipal water line in SE 5th Street. Depending on the scope of potential future development, the water department will assess the capacity of the water line at the time a development application is made.

§154.63 Sanitary Sewer System.

All lots are served or can be served in the future by an existing municipal sanitary sewer line in SE 5th Street.

Preliminary Plat

Staff has reviewed the preliminary plat and determined the plat is prepared in accordance with §154.35(B) of the Hermiston Code of Ordinances.

Chapter 157: Zoning

§157.027 Multi-Family Residential Zone (R-3)

The minimum lot size in the R-3 zone is 6,000 square feet. There is no maximum size in the R-3 zone. Multi-family lots require at least 2,000 square feet of lot area for each dwelling unit. The lot will be approximately 1.58 acres or 68,824 square feet. The parcel abuts a public street for at least 25 feet.

§157.101 Development Hazard Overlay Zone (DH)

Comprehensive Plan Figure 12 shows the northern portion of this property as an area subject to development hazards due to a high water table. In accordance with §157.101 of the Hermiston Code of Ordinances, the city will prohibit the outdoor storage of hazardous chemicals or the underground storage of gasoline and diesel fuels unless an evaluation by a registered engineer is presented stating that the development will not contribute to groundwater pollution.

Testimony

Nikolai Ursin-2316 SE Willard St Milwaukie. OR, 97222, Mr. Ursin is a Housing Developer at Northwest Housing Alternatives. This is a small non-profit that own and operate 1800 units of housing across the state. They have owned 86 homes in Hermiston since 1990. It is a mission-based organization that serves families, seniors and people with disabilities. Average income of their residents in Hermiston is a little over \$12,000 per year. Affordable housing allows the residents to use their income on other basic necessities like food and health care. The plan for the lots is a 20 unit townhouse development with 2 and 3 bedroom units. The plans include a community building and playground. The irrigation ditch will be piped and landscaped. When asked how the development would affect the character of the neighborhood, he responded that the property was purchased because it is zoned Multi Family and is adjacent to an existing multi family development. There are other developments within a half mile radius that are also multi family. NW Housing Alternatives also own the multiple family units located at 725 W Ridgeway Ave. They do not own the property on 11th St that was referenced in written testimony. There will be a property manager that lives on site and will work beyond full time to ensure residents comply with the terms in their lease. The

manager also offers resident services. They will most likely be responsible for a total of 44 units. If neighbors have any complaints they can contact the property managers.

Bob Middleton- 29270 Bloom Rd, Mr. Middleton owns property and previously lived in the neighborhood in 1967. It is a pleasant community and has not changed much. He has questions regarding proposed development to the street that may cost surrounding property owners. Mr. Middleton wants to know what kind of lighting will be used. He is mostly concerned with the drainage issues that may arise when the property is developed.

Annette Kirkpatrick-Hermiston Irrigation District 366 E Hurlburt Ave, The north Hermiston drain runs through the property. They have reviewed the plans and worked with NW Housing to adjust the placement of the building. The Hermiston Irrigation District is looking forward to having the ditch piped as they are under the impression it will be a benefit to the community and to the district.

Renata Morgan- 610 SE 5TH St, Ms. Morgan lives across the street and is opposed to it. She is not swayed by the fact that the property has always been zoned Multi Family. Ms. Morgan was not aware that being zoned multi family does not preclude a single family home being built on the lot. Ms. Morgan appears to have signed a deferred improvement agreement when building her shop, so she may be responsible for the cost of the portion of improvement fronting her lot.

Shari Humphrey- 451 SE 5th St, Ms. Humphrey lives in and raised her family in the neighborhood. She said people from the complex on 6th St use the empty lots as a shortcut and there is a considerable amount of trash and debris. She stated she has lived there for 16 years and takes care of her house and people in her neighborhood take care of their property. Ms. Humphrey said over the years, small children from the 6th street development have trespassed into her yard to use her trampoline. She wants her neighborhood to stay the way it is and suggests they put in a duplex.

Larry Storment- 340 SE 5th St, Public safety is a concern for him with this development. He feels the traffic has increased two fold on 5th Street since installing the stoplight on 4th and Main. Mr. Storment would like to know where all the water is going to go during a storm. Mr. Storment said he tried to get an LID on 5th Street 15 years ago and was told the City did not do LIDs. He cannot afford to pay for an LID now that he is on a fixed retirement income.

Michelle Midkiff- 445 SE 5th St, Ms. Midkiff has had her property for a year and the neighbors have been wonderful. She would like to protect the whole unit that she has worked her entire life for.

Renee Greene- 685 Sunny Lane Unit D Fernley, Nevada, Ms. Greene lived in the apartments on 6th Street twenty years ago. Ms. Greene commented that when she was a tenant on 6th St, one manager was responsible for managing the Ridgeway complex, the 6th St and the senior housing complex. She said the manager was stretched thin. She does not feel the 6th St apartments were very nice or well maintained. She was often unable to find a parking space while living on 6th St and is concerned that it will be an issue with any new apartments on 5th Street. Ms. Greene stated there was constant partying in the complex.

Vice Chairman Erz thanked everyone for their testimony and stated that this decision is for the replat only. The technical requirements of the replat have been met. The Commissioners discussed possible deed restrictions and conditions in relation to the subdivision code.

Staff Recommendation

Staff has reviewed the proposed partition plat and found that it is prepared in accordance with all requirements of the Code of Ordinances. Staff recommends the planning commission approve the replat subject to the following conditions:

1. The applicant shall work with and receive certification from the Hermiston Irrigation District. The city will not sign the final plat until the irrigation district is satisfied and signs the final plat.
2. The applicant shall sign a street improvement agreement for future improvements to SE 5th Street adjacent to the property. The street improvement agreement shall commit the property to participate in the future improvement of SE 5th Street, including half street paving, curbing, drainage, and sidewalks.
3. In accordance with §157.101 of the Hermiston Code of Ordinances, the property shall not be used for the outdoor storage of hazardous chemicals or the underground storage of gasoline and diesel fuel.
4. An easement of 15 feet in width shall be added to the west property line of the property. This easement shall be for drainage, sidewalk, and utilities.
5. Northwest Housing Alternatives, or their successors, will work collaboratively with neighboring property owners at a meeting facilitated by the city no less than 60 days prior to submission of an application to discuss issues related to §154.20 of the Hermiston Code of Ordinances.

Commissioner Caplinger moved and Commissioner Hamm seconded to approve the replat subject to the five conditions. Roll Call. Five in favor, one opposed. Motion passed.

New Business

Final Plat- Greg Flowers has submitted a final plat for phase 5 of the Desert Sky Subdivision. The proposed subdivision is located on approximately 12 acres of land west of the existing Desert Sky Estates development along SW Cottonwood Drive and SW Desert Sky Drive. The property is described as Lot 45, Desert Sky Estates Phase 4. The applicant proposes to create 15 lots of approximately 9,000 square feet and one lot of 9.35 acres to be reserved for future development. The property is zoned Single-Family Residential (R-1).

City Planner Spencer presented the staff report. The plat will not go before the City Council for final approval until the improvements are complete.

The criteria that are applicable to the decision to accept the final plat are contained in §154.46 of the Hermiston Code of Ordinances.

Chapter 154: Subdivisions

§154.46 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. **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 bench marks 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 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. **Shown as required**
- (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**

Conditions from Preliminary Plat Approval

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. The City of Hermiston will not sign the final plat until the applicant obtains certification from the Hermiston Irrigation District. **The applicant shall meet this condition of approval**
2. The west side of S First Street adjacent to each phase shall be improved to minor collector standards at the time each connection is made to S First Street. Street improvements to S First Street shall align with existing curb and gutter to the north of the development. **The applicant has met this condition of approval during earlier phases of construction. This condition does not apply to Phase 5.**
3. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and

gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer. **Improvements are still under construction. Final approval of improvements must be obtained prior to the city signing the plat.**

4. Streetlights must be installed at the applicant's cost. Once installed, the City will assume the monthly service charges. **The applicant has met this condition of approval**
5. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances relating to the control of blowing dust during all phases of construction. **The applicant has met this condition of approval**
6. The applicant shall place a notation on the final plat stating that Lots 1, 6 and 28 shall not establish driveways on S First Street. **This condition is not applicable to Phase 5**
7. The new connecting streets designated "C" and "D" on the preliminary plat shall be designated with the SW prefix and designated as numbered streets or places based upon the addressing grid. The connecting street designated as "E" on the preliminary plat shall be designated with the W prefix and designated as a named Avenue on the final plat. The semicircular drives designated as "A" and "B" on the preliminary plat shall be designated with the SW prefix and be designated as named Drives on the final plat. **"D" Street has been designated as W Condon Ave. Since the street runs in a straight east/west direction, when addresses were assigned for this phase, staff determined a numbered street was confusing and required the street to be designated as an avenue instead.**
8. The applicant shall be responsible for protecting groundwater flows through the subdivision and insuring all housing is protected from possible groundwater intrusions. **The applicant has met this condition of approval**
9. The applicant shall be responsible for costs associated with modification of the Moore Avenue booster station pump sequencing. **The applicant will meet this condition of approval when development elevations are sufficient to impact water pressure.**

Staff Recommendation

Staff has reviewed the final plat and determined it is prepared in accordance with all final plat requirements. The plat is ready for approval. Staff recommends the planning commission approve the final plat subject to the following conditions:

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.

Commissioner Fialka moved and Commissioner Caplinger seconded to approve the final plat. Motion passed.

Planner Comments and Unscheduled Communications

Long time Planning Commissioner Bernie Carper passed away. The next Planning Commission meeting will be December 14, 2016.

Meeting adjourned at 9:02PM.

To: Planning Commission
From: Clinton Spencer, City Planner
Subject: Conditional Use Permit – 230 E Dogwood Ave
Date: December 5, 2016



**Planning
Department**

Michael Atkinson has submitted a request for a conditional use permit to enlarge an existing multi-family dwelling located at 230 E Dogwood Ave. Michael Atkinson owns the property and currently operates eight multi-family units on the site. If the conditional use permit is approved, the total number of dwellings will increase from eight to twelve. The property is zoned Duplex Residential (R-2). Per §157.026(B)(4) of the Hermiston Code of Ordinances, a multi-family dwelling is a conditional use in the R-2 zone.

Public notice requirements for the property have been met as follows:

- Notice of public hearing published in Hermiston Herald on November 30, 2016
- Notice of proposed land use action posted on property on November 30, 2016
- Notice of public hearing provided by direct mail to all property owners within 300 feet on November 30, 2016

Requirements

§157.208 of the Hermiston Code of Ordinances provides the method and approval criteria necessary for approving or denying a conditional use. The specific findings required by this section are:

1. The proposal is in conformance with the comprehensive plan and zoning code.
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.
3. Public facilities are of adequate size and quality to serve the proposed use.
4. The proposed use will prove reasonably compatible with surrounding properties.

The planning commission may impose, in addition to those standards and requirements expressly specified by the zoning code, any additional conditions they consider necessary to protect the best interests of the surrounding property or the

city as a whole. These conditions may include increasing the required lot size or yard dimensions; limiting the height of buildings; controlling the location and number of off-street parking and loading spaces required; limiting the number, size and location of signs; requiring screening and landscaping to protect adjacent property and any other condition deemed necessary by the commission.

It is not necessary to restate other ordinances and statutory requirements of the conditional use as part of the proceedings. The granting or denial of a conditional use will not affect the requirements of the City of Hermiston to comply with building, plumbing and electrical codes, other ordinances, statutory or regulatory compliance issues.

Draft Findings

Subject to the comments and considerations of the public hearing, the following draft findings are presented:

The proposal is in conformance with the comprehensive plan and zoning ordinance.

1. The property is zoned R-2, Duplex Residential. Multi-family dwellings are allowed conditionally in the R-2 zone.
2. The existing property is 0.52 acres (22,651 square feet).
3. The existing multifamily dwelling is approximately 3,784 square feet and covers 16% of the lot.
4. The proposed addition will add 1,935 square feet and cover another 8% of the lot.
5. After expansion, the total lot coverage will be 24% of the lot. The maximum lot coverage is 35%.
6. Multi-family dwellings require 1.5 parking spaces per unit for two bedroom units. All units are two bedroom and 18 spaces are required. The applicant proposes 19 parking spaces. The parking requirement is satisfied.
7. The proposed structure will be less than 35 feet in height in accordance with the R-2 height limitation.
8. All setbacks are met. The building is setback 25 feet from the rear lot line. Twenty-five feet is the maximum rear setback, regardless of building height.

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

9. As noted in findings 3, 4, 5, 6, 7, and 8 above, the property is adequate in size and shape to accommodate all setback, lot coverage, and parking requirements

Public facilities are of adequate size and quality to serve the proposed use

10. The existing units are connected to water and sewer services in E Dogwood Ave. These services are adequate to accommodate additional dwellings.
11. A new water meter will be required by the water department for the new dwellings.
12. Sidewalk will be required along the NE McNary St frontage.

The proposed use will prove reasonably compatible with surround properties.

13. The neighborhood is a transitional neighborhood containing a mix of multi-family, duplex residential, and commercial uses. Most of the uses are of a similar age to the existing building.

Staff Recommendation

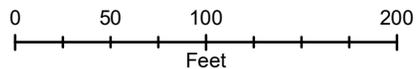
Staff has reviewed the proposed conditional use permit and finds that the proposal is consistent with the R-2 standards for multi-family dwellings. Staff recommends the conditional use permit be approved subject to the following conditions:

1. All areas for the standing and maneuvering of vehicles shall be paved prior to issuance of a certificate of occupancy.
2. Sidewalk shall be installed along the NE McNary St frontage prior to issuance of a certificate of occupancy.
3. All stormwater shall be retained on-site.
4. The applicant shall work with the water superintendent and city engineer to determine if a second water meter or upsizing the existing water meter is most appropriate.



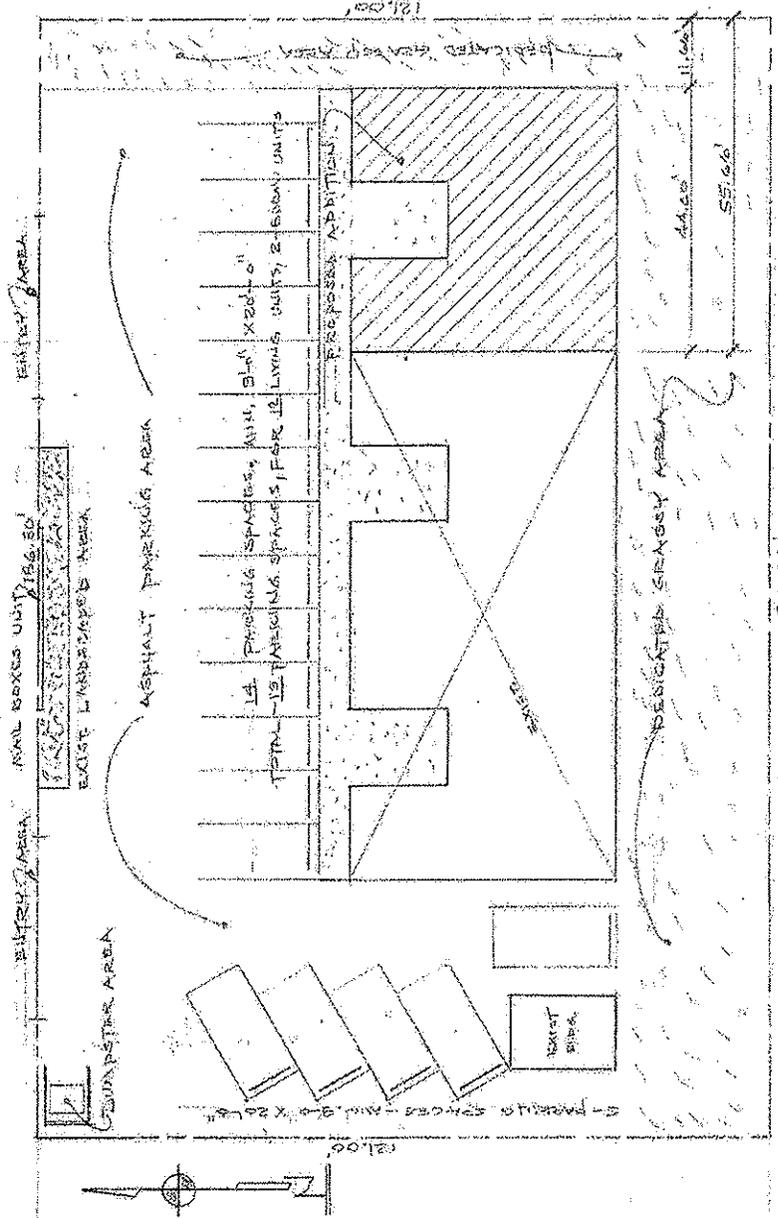
Legend

-  Area of Proposed Conditional Use
-  Property Line
-  City Limits



Michael Atkinson

230 EAST DOUGLASS STREET



Plot Notes
TAX LOT #1868
230 E. DOUGLASS STREET
HERNIMAN, OR 97188
SQ. FT. 22,542.20

Plot Plan 186800

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 Atkinson Date: 10/31/16
Address: 230 E Dogwood Ave, Hermiston, OR 97838 Phone: 541-314-0404
(Daytime)

Property Owner(s) Name (If Different): _____
Address: _____ Phone: _____
(Daytime)

Legal Description of Property: Assessor's Map No: 4N 28 11BB Tax Lot No: 1300
Comprehensive Plan Designation: _____ Zoning Designation: R2
Current Use of Property: Apartment Complex - 8 units

Request to Allow:

The addition of 4 units to the 8-plex to turn it into a 12-plex

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:

This proposal is basically the same as the existing neighborhood. The area is made up of mostly rentals. The other rentals are mainly 4 plexes. This is an 8-plex and will become a 12-plex.

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 and shape to accommodate the addition of 4 additional units in the same plan. It will appear to have been built as a 12-plex originally.

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

All of the public facilities that exist for the building and in the area are of adequate size to meet the additional water, sewer and power. It will either have an additional water meter connected for the new units or the existing connection will be enlarged.

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

The neighborhood and surrounding area is made up of rentals. There is a hotel, a church, a single family dwelling and many 4-plexes and duplexes. The type and age of the existing structures are very similar. After it is built it will appear to have already been there.

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/ owner(s) authorized representative.
(If authorized representative, attach letter signed by owner.)

Applicant's Signature: Mukul Atharvani Date: 11-9-2016

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.

OFFICE USE ONLY

Date Filed: 11/10/16 Received By: Wxpl Meeting Date: 12/14/16
 Fee: \$475.00 Date Paid: 11/9/16 Receipt No: 1-103298



To: Planning Commission
From: Clinton Spencer, City Planner
Subject: Haigh Minor Partition – 958 E Newport Ave
Date: December 1, 2016



**Planning
Department**

The City of Hermiston has received an application for a minor partition on property located at 958 E Newport Ave. The property is approximately 25,000 square feet and contains a single-family dwelling. The proposal will partition the existing lot into two new lots, one lot containing the existing dwelling and one new flag lot in the rear. The property is owned by Dennis Haigh. The property is zoned Single-Family Residential (R-1) and is described as a 4N 28 11DD Tax Lot 301. If the partition is approved, the applicant intends to build a single-family dwelling on the rear lot.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on November 30, 2016. A sign informing the public of the proposal was placed on the property on November 30, 2016.

The criteria that are applicable to the decision to accept the proposed replat are contained in §154.15 through §154.46, §154.60 through §154.66, and §157.025 of the Hermiston Code of Ordinances.

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by E Newport Ave. No other streets intersect the lot.

§154.16 Street and Alley Width.

E Newport Ave is 50 feet wide adjacent to this lot, meeting the city street right of way requirement.

§154.17 Easements.

No easements are required on the plat. The applicant may wish to consider granting an easement allowing Parcel 1 to traverse the access flag portion of Parcel 2.

§154.18 Blocks.

Block spacing standards are not applicable to this partition.

§154.19 Lots.

The proposed partition will create a new flag lot behind the existing dwelling. §154.19 contains specific provisions governing the creation of flag lots. The proposed flag lot has a proposed flag width of 23.9 feet and 25 feet is mandated as the minimum width for access flags. The applicant and staff reviewed the lot configuration and determined it was more practical to reduce the width of the access flag to 23.9 feet and maintain a 7 foot setback from the existing dwelling rather than maintain the 25 foot access flag width and reduce the setback below 7 feet and create a non-conforming dwelling. Under the provisions of §154.75 the city may vary from the standard design provisions when it is determined that the deviation allows the property to develop in a reasonable manner while not causing harm to the public interest. Staff recommends the planning commission find that this deviation is appropriate and causes no harm to the public. All other design provisions in §154.19 are satisfied.

§154.20 Character of Development.

The property is zoned Single-Family Residential. Uses permitted in the R-1 zone are listed in §157.025 of the Hermiston Code of Ordinances. Based upon lot size and the permitted uses, the only uses likely to be built on Parcel 2 are a single-family dwelling or a residential care home containing five or fewer beds.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed development.

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

E Newport Ave is fully improved adjacent to Parcels 1 and 2. As a condition of approval, the access flag for Parcel 2 shall be paved to a width of 20 feet at such time that a house is built on Parcel 2.

§154.62 Water Lines.

All lots are serviceable by municipal water. Costs associated with connection of water lines shall be borne by the developer.

§154.63 Sanitary Sewer System.

All lots are serviceable by municipal sewer. Costs associated with connection of sewer lines shall be borne by the developer.

Preliminary Plat

Staff has reviewed the preliminary plat and determined the plat is prepared in accordance with §154.35(B) of the Hermiston Code of Ordinances.

Chapter 157: Zoning

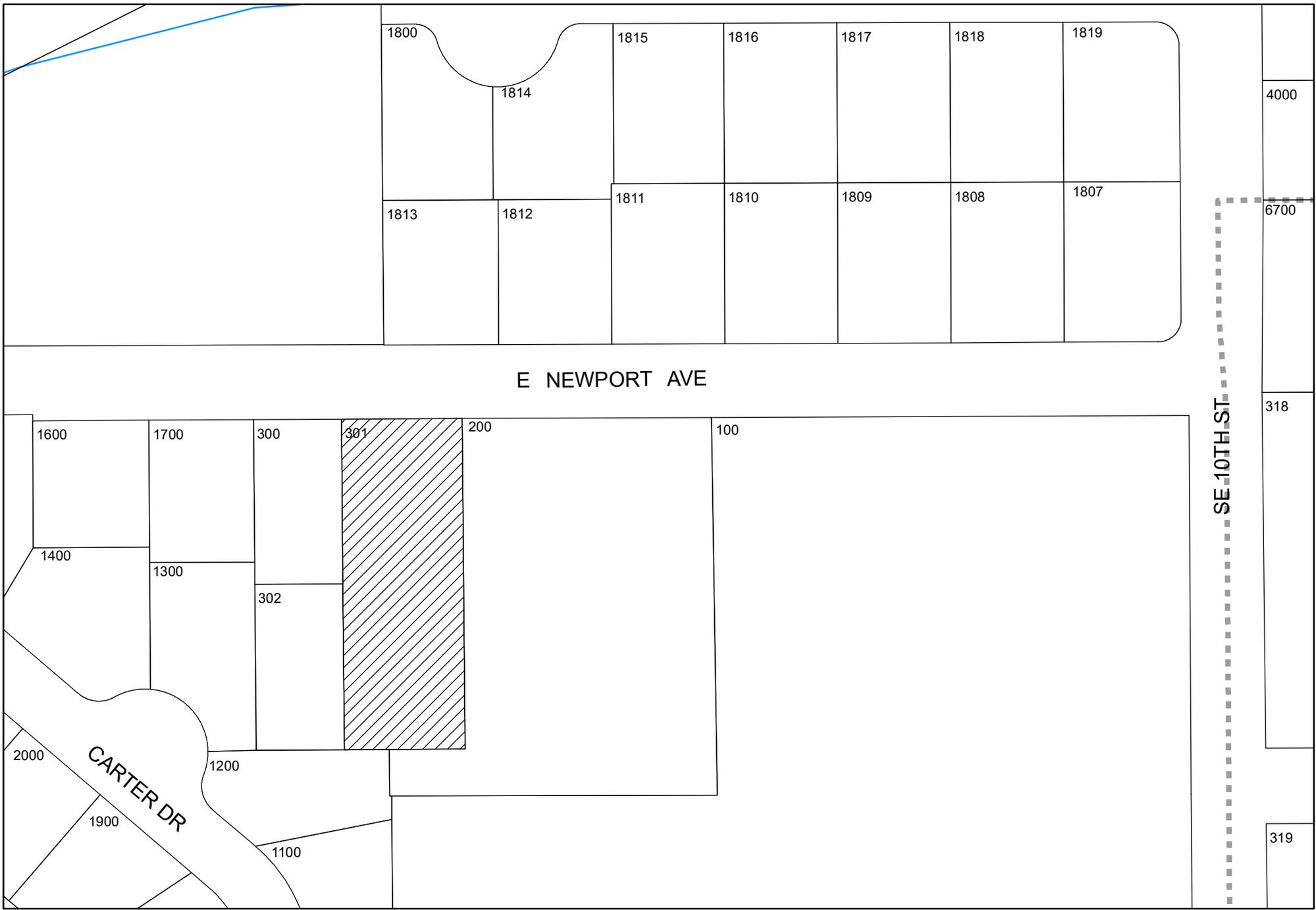
§157.025 Single-Family Residential Zone (R-1)

Each parcel exceeds the minimum lot size of 9,000 square feet in the R-1 zone. Each lot exceeds 60 feet in width and 80 feet in depth.

Staff Recommendation

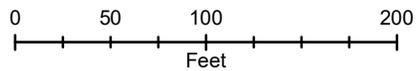
Staff has reviewed the proposed partition plat and found that it is prepared in accordance with all requirements of the Code of Ordinances. Staff recommends the planning commission approve the replat subject to the following conditions:

1. The access flag for Parcel 2 shall be paved to a width of 20 feet at such time a dwelling is constructed on Parcel 2.
2. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.



Legend

-  Area of Proposed Partition
-  Property Line
-  City Limits



PARTITION PLAT NO. 2016-

A PARTITION OF PARCEL 1 OF PARTITION PLAT 1995-16
 LOCATED IN THE SE 1/4, SEC. 11, TWP. 4 N., RNG. 28 E.W.M.
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

CLIENT: **DENNIS LEE HAIGH**
P.O. BOX 448
ECHO, OREGON 97826

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2013 AT THE REQUEST OF DENNIS LEE HAIGH. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 1995-16 INTO 2 PARCELS. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2016-6490035. AND IS DESCRIBED AS FOLLOWS:

Parcel 1, of Partition Plat No. 1995-16, located in the Southeast Quarter of the Southeast Quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

THE BOUNDS OF THE PARENT PARCEL WERE ESTABLISHED AS FOLLOWS:

THE NORTHEAST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 5/8 INCH IRON ROD AS CALLED FOR IN PARTITION PLAT 1995-16 BY LS #951.

THE SOUTHEAST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 5/8 INCH IRON ROD AS CALLED FOR IN PARTITION PLAT 1995-16 BY LS #951.

THE SOUTHWEST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" AS CALLED FOR IN PARTITION PLAT 1995-16 BY LS #951.

THE NORTHWEST CORNER OF THE PARENT PARCEL WAS NOT RECOVERED, IT IS BELIEVED THAT THE CONSTRUCTION OF A SMALL RETAINING WALL DESTROYED THE SAID NORTHWEST CORNER.

I COMPUTED THE LOCATION OF THE NORTHWEST CORNER OF THE PARENT PARCEL BY HOLDING THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE SOUTHWEST CORNER OF THE PARENT PARCEL AND HOLDING THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 1995-16. THE TWO MENTIONED FOUND CORNERS WERE HELD AND A POINT IN DIRECTION WAS COMPUTED UTILIZING THE DATA FROM PARTITION PLAT 1995-16 TO ESTABLISH THE LOCATION OF THE NORTHWEST CORNER OF THE PARENT PARCEL.

AS PER THE INSTRUCTIONS OF THE CITY OF HERMISTON PLANNING DEPARTMENT THE EAST LINE OF PARCEL 1 WAS COMPUTED AT 7.00 FEET EAST FROM THE FOUNDATION LINE OF THE EXISTING HOUSE, THIS IN TURN CREATED THE NORTH LINE OF PARCEL 1 AT 23.95 FEET AS WHAT IS DEPICTED.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 5/8 INCH MARKING THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 1995-16 AND THE FOUND 5/8 INCH IRON ROD MARKING THE RADIUS POINT FOR A CUL-DE-SAC LOCATED IN HIGHLAND HILLS ADDITION, THE BEARING AND DISTANCE FROM THESE TWO POINTS ARE COMPUTED FROM PARTITION PLAT 1995-16.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I DENNIS LEE HAIGH, OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT.

DENNIS LEE HAIGH

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY _____ OF _____,

APPEARED DENNIS LEE HAIGH TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME _____
 NOTARY PUBLIC FOR OREGON

PRINTED NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

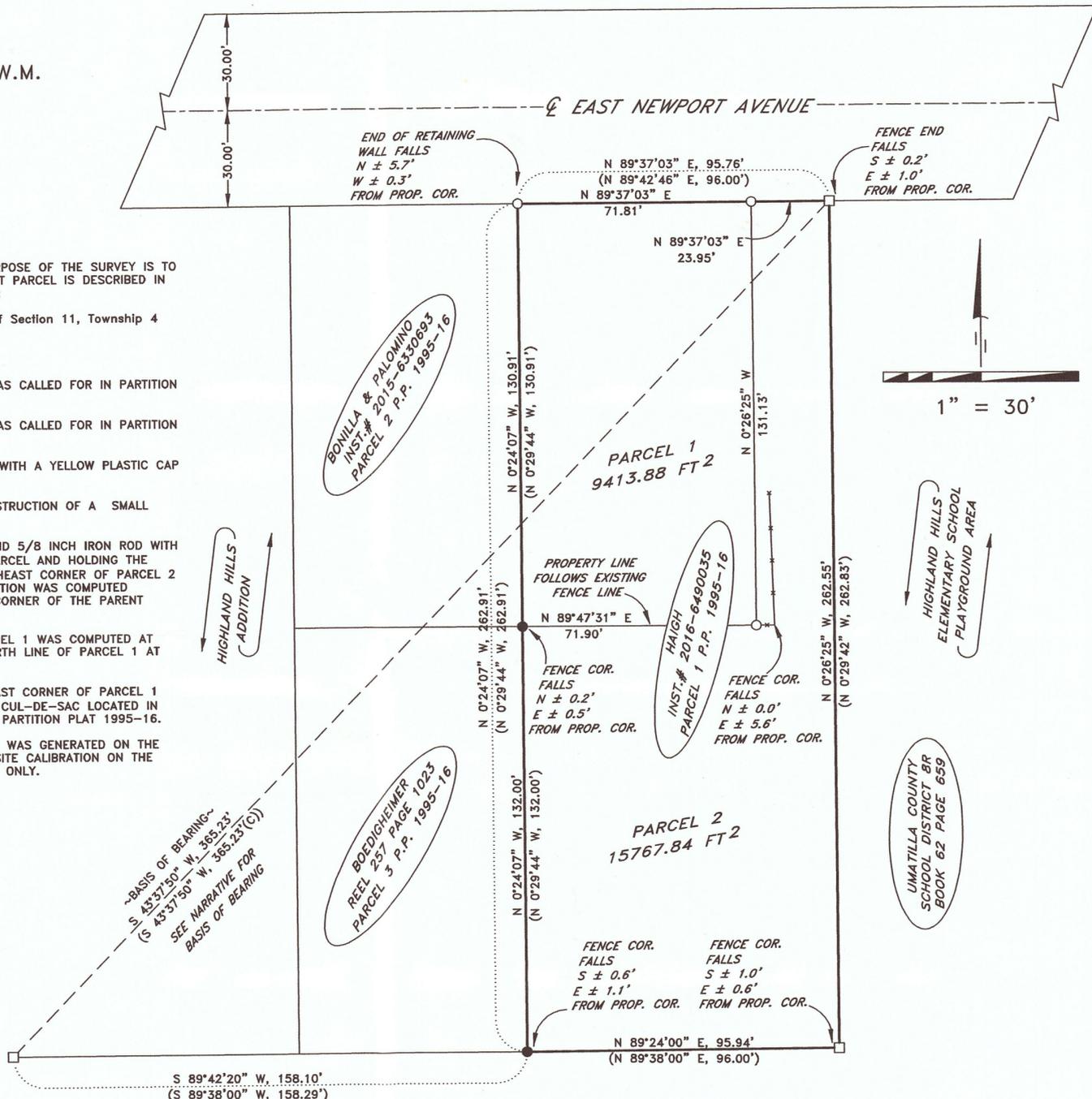
I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN OCTOBER 2016, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR DENNIS LEE HAIGH IN UMATILLA COUNTY, OREGON.

BRIT L. PRIMM



DATE: _____



VANCE
 REEL 282 PAGE 0371

SURVEYS

(EDWARDS) PARTITION PLAT 1995-16
 (STAEBLER) SURVEY NO. R-103-B

NOTES

() PARTITION PLAT 1995-16

DEEDS

INSTRUMENT NUMBER 2016-6490035
 INSTRUMENT NUMBER 2015-6330693
 REEL 257 PAGE 1023
 REEL 282 PAGE 0371
 BOOK 62 PAGE 659

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 951"
- FOUND 5/8" IRON ROD
- PARTITION BOUNDARY
- - - FENCE LINE

AREA TABLE

| DESCRIPTION | SQUARE FEET | ACRES |
|---------------|--------------------------|----------|
| PARENT PARCEL | 25181.72 FT ² | 0.58 AC. |
| PARCEL 1 | 9413.88 FT ² | 0.22 AC. |
| PARCEL 2 | 15767.84 FT ² | 0.36 AC. |

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
 HERMISTON, OR 97838
 BUI (541) 564-7887
 FAX (541) 567-8020
 pls@oregontrail.net

CLIENT: **DENNIS LEE HAIGH**

SE 1/4, SEC 11, TWP. 4 N. RNG. 28 E.W.M.

PROJECT:
 PARTITION SURVEY OF PARCEL 1 OF PARTITION PLAT 1995-16 LOCATED IN THE SE 1/4 OF SECTION 11, TWP 4 NORTH, RNG 28, E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

| | |
|-----------|-----------|
| JOB #: | 1610004 |
| DATE: | 26 OCT 16 |
| FB/PG: | 036/67 |
| SHEET: | 1 OF 1 |
| DRAWN: | BLP |
| APPROVED: | BLP |

APPROVALS

UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

UMATILLA COUNTY SURVEYOR

DATED THIS _____ DAY OF _____,

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER

DATED THIS _____ DAY OF _____,

CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION

DATED THIS _____ DAY OF _____,

UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

TAX COLLECTOR

DATED THIS _____ DAY OF _____,

UMATILLA COUNTY CLERK

STATE OF OREGON }
 COUNTY OF UMATILLA } SS

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON:

THE _____ DAY OF _____, _____, AT _____ M. AS

FILE NO. _____

UMATILLA COUNTY CLERK

DEPUTY

To: Planning Commission
From: Clinton Spencer, City Planner
Subject: Ranch and Home Replat
Date: December 1, 2016



**Planning
Department**

The City of Hermiston has received an application for a replat of property located at 2500 S Highway 395. The property is approximately 18 acres and is presently vacant. The proposal will reconfigure the lot lines for three existing lots. No new lots will be created as a result of the replat. The replat is necessary to comply with statutory requirements for adjusting lot lines of lots which lie both within and outside of an existing partition plat. Two of the existing lots are owned by the Dress Brothers Partnership LLC and one lot is owned by the city of Hermiston. The property described as 4N 28 24B Tax Lots 400 and 301 is zoned Outlying Commercial/Light Industrial (C-2/M-1) and the property described as 4N 28 24A Tax Lot 900 is zoned Outlying Commercial/Heavy Industrial (C-2/M-2).

A replat is needed for lot line reconfiguration due to the fact that the boundary line between 4N 28 24B Tax Lot 301 and 4N 28 24A Tax Lot 900 is also the exterior boundary of the Hermiston Port – Unit One subdivision. Tax Lot 301 lies within Hermiston Port -Unit One and Tax Lot 900 is a metes and bounds lot of record. Property line adjustment cannot be used to move a lot line outside of an existing subdivision boundary. A replat is always needed to move a lot line in this circumstance. Additionally, the city council agreed on November 28 to declare an unused portion of the city’s well #6 (Tax Lot 400) site as surplus and to sell that portion to the Dress Brothers Partnership. The replat will also serve to transfer the surplus portion of the city’s property to the Dress Brothers Partnership and create a new, clean description for the remaining well property.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on November 30, 2016. A sign informing the public of the proposal was placed on the property on November 30, 2016.

The criteria that are applicable to the decision to accept the proposed replat are contained in §154.15 through §154.46, §154.60 through §154.66, §157.041 and §157.055 of the Hermiston Code of Ordinances.

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by Highway 395. The TSP calls for a new street intersecting Highway 395 and extending west to Penny Avenue. The development agreement between the city and Dress Brothers requires the incremental dedication and improvement of this new street in phases as development occurs on the property.

§154.16 Street and Alley Width.

The existing public access easement on the property is 60 feet wide and 100 feet long. It is shown on the easement and will be dedicated as right-of-way in accordance with the Ranch and Home development agreement.

§154.17 Easements.

There are several existing and proposed easements on the property. Pages one and two of the plat depict and detail the existing and new easement configuration. The easement requirements are satisfied.

§154.18 Blocks.

The Hermiston TSP calls for a new cross street with Highway 395 at the northeast corner of this property. This street will be improved and dedicated in phases as the site develops per the development agreement with Dress Brothers Partnership. Highway 395 is a state highway and subject to a separate set of access management and street spacing standards than other roads within the city. The proposed new street dedication is at a location reviewed and approved by the State of Oregon.

§154.19 Lots.

All of the proposed lots are at least 60 feet wide and 80 feet deep. All three lots will provide adequate building sites properly related to the surrounding topography.

§154.20 Character of Development.

Two of the proposed lots are presently vacant and proposed for retail and commercial development. The third lot is owned by the city and currently houses a municipal well and water tank. Lot 1 is approximately 8.37 acres. Lot 2 is approximately 9.56 acres. Lot 3 is 1.26 acres and developed with a municipal well and water tanks.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed development.

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 applicant has entered into a development agreement with the city detailing the timing of improvements to the new road. The first 100 feet will be improved and dedicated immediately upon construction of the road as a requirement from the State of Oregon for constructing a new highway approach. ODOT does not want to have sidewalks installed along the Highway 395 frontage of Lot 1. Development of Lot 1 will require installation of a separated pedestrian path along the Highway 395 frontage per the Hermiston TSP.

§154.62 Water Lines.

All lots are serviceable by municipal water. Costs associated with construction of water lines shall be borne by the developer.

§154.63 Sanitary Sewer System.

All lots are serviceable by municipal sewer. A new sewer line will be constructed to connect to the existing sewer in SE Kelli Blvd and extended in the public utility easement west of the site for this purpose. Costs associated with construction of sewer lines shall be borne by the developer.

Preliminary Plat

Staff has reviewed the preliminary plat and determined the plat is prepared in accordance with §154.35(B) of the Hermiston Code of Ordinances.

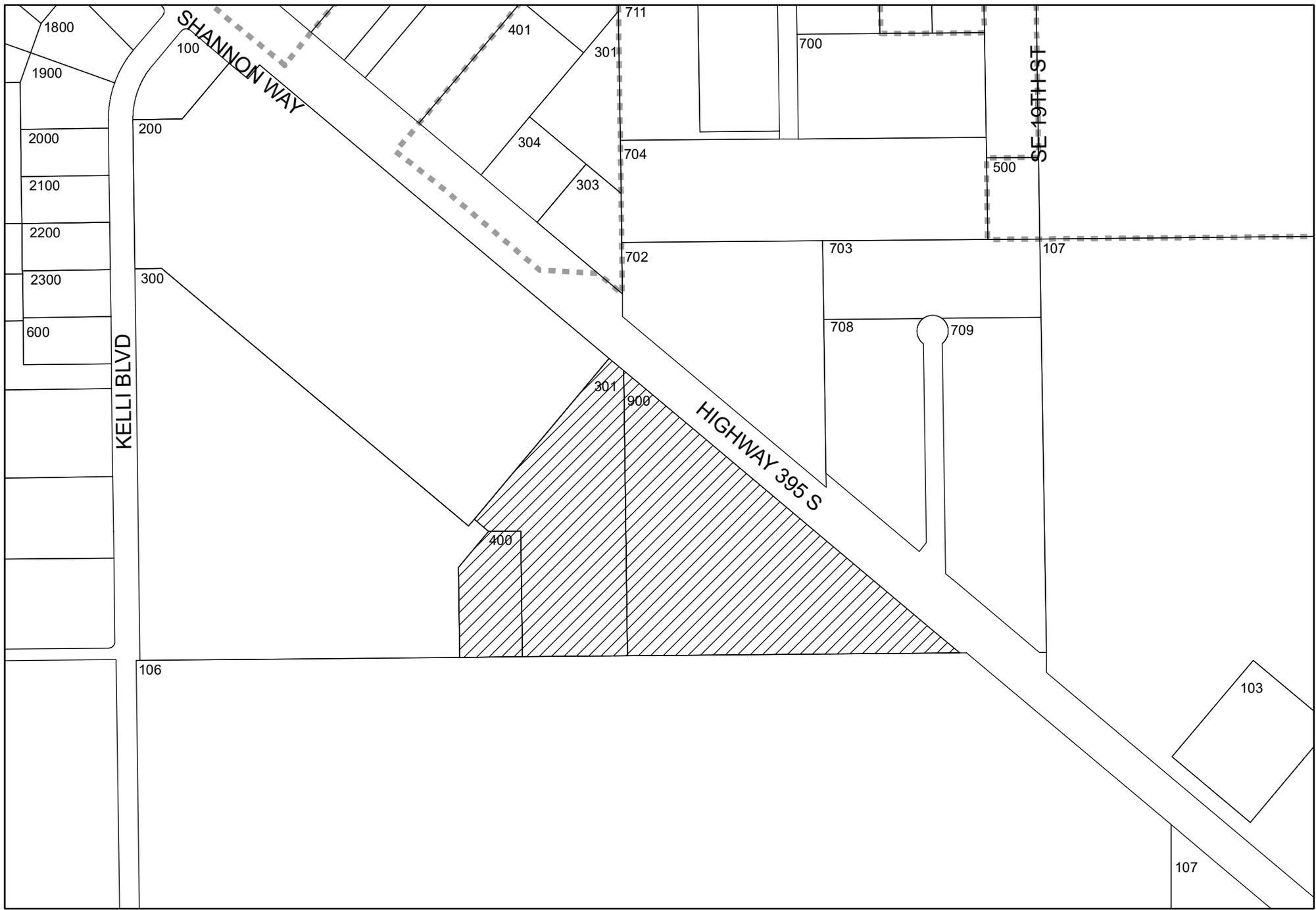
Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)/ §157.055 Light Industrial Zone (M-1)

There is no minimum or maximum lot size in this zone. Lots 1, 2, and 3 are 8.37, 9.65, and 1.27 acres respectively.

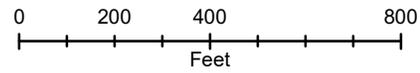
Staff Recommendation

Staff has reviewed the proposed partition plat and found that it is prepared in accordance with all requirements of the Code of Ordinances. Staff recommends the planning commission approve the replat.



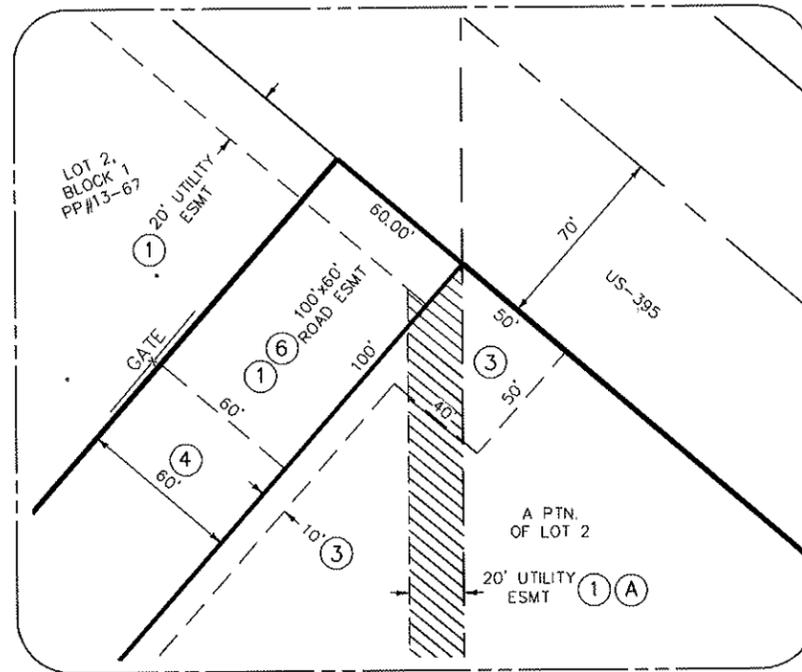
Legend

-  Area of Proposed Replat
-  Property Line
-  City Limits



RANCH AND HOME REPLAT

OF LOT 1 BLOCK 1 PARTITION PLAT NO 13-67
 LOT 4 OF BLOCK 1 OF HERMISTON PORT - UNIT ONE
 AND A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 ALL
 LYING IN THE NORTH HALF OF SEC. 24, T.4N., R.28E., W.M.,
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON



EASEMENT DETAIL
 SCALE 1" = 40'

COPY NOTE

I DO CERTIFY THAT THIS IS A TRUE
 AND EXACT COPY OF THE ORIGINAL.

AARON A. DYCK, PLS 86050

NARRATIVE - REFERENCES

THE PURPOSE OF THIS REPLAT IS TO ADJUST EXISTING PROPERTY LINES, DEDICATE PUBLIC ROAD RIGHT-OF-WAY, GRANT NEW EASEMENTS AND VACATE A PORTION OF AN EXISTING UTILITY EASEMENT AS SHOWN HEREON.

- REPLAT RECORDED IN BOOK 13 AT PAGE 67, G. DENNIS EDWARDS PLS 951, DATED JUNE 1ST, 1995
- HERMISTON PORT - UNIT ONE, RECORDED IN BOOK 13 AT PAGE 11, G. DENNIS EDWARDS PLS 951, DATED DECEMBER 6TH, 1989
- CERTIFICATE OF SURVEY NO. 90-71-A, DENNIS EDWARDS PLS 951, DATED AUGUST 8TH, 1990
- HERMISTON - STANFIELD JUNCTION SECTION, OSHD PLANS, DRAWING NUMBER 15-42, SHEETS 1-6, DATED APRIL 19TH, 1989

REPLAT FOR

**RANCH
& HOME**



**STRATTON SURVEYING
& MAPPING, PC**
 7525 W. DESCHUTES PL. UNIT 1C
 KENNEWICK, WA 99336
 (509) 735-7364
 FAX: (509) 735-8580
 stratton@strattonsurvey.com

| | |
|----------------|-------------|
| 4939RP1.DWG | © 2016 |
| DATE: 11/16/16 | SHT. 2 OF 3 |
| DRAWN BY: DCI | JOB # 4939 |

DESCRIPTION

LOT 1 OF BLOCK 1 OF THE REPLAT OF LOTS 1 & 2, BLOCK 1 AND ALL OF BLOCK 2, "HERMISTON PORT-UNIT ONE" & LOT 8, BLOCK 3, "HIGHLANDER CENTER-UNIT TWO" (INSTRUMENT NO. 95-206818 OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

AND

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, COUNTY OF UMATILLA AND STATE OF OREGON, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY NO. 395.

AND

LOT 4 OF BLOCK 1 OF HERMISTON PORT - UNIT ONE, RECORDED IN BOOK 13 OF TOWN PLATS AT PAGE 11, LYING IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, RECORDS OF UMATILLA COUNTY, OREGON.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAY SHOWN WITHIN THIS PLAT, AND DO HEREBY GRANT ALL EASEMENTS, NOT PREVIOUSLY GRANTED OR CONVEYED, AS SHOWN OR NOTED WITHIN THIS PLAT. WE, TOO, HEREBY, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED AND RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

GEORGE DRESS DATE MARY DRESS DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEORGE DRESS AND MARY DRESS, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.

DATE: _____

NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAY SHOWN WITHIN THIS PLAT, AND DO HEREBY GRANT ALL EASEMENTS, NOT PREVIOUSLY GRANTED OR CONVEYED, AS SHOWN OR NOTED WITHIN THIS PLAT. WE, TOO, HEREBY, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED AND RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

CITY OF HERMISTON

SIGNED TITLE DATE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF THE CITY OF HERMISTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY

RANCH AND HOME REPLAT
OF LOT 1 BLOCK 1 PARTITION PLAT NO 13-67
LOT 4 OF BLOCK 1 OF HERMISTON PORT - UNIT ONE
AND A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 ALL
LYING IN THE NORTH HALF OF SEC. 24, T.4N., R.28E., W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

APPROVALS

I CERTIFY I HAVE EXAMINED AND APPROVED
THIS REPLAT ON THIS ____ DAY OF
_____, 2016

PLANNING COMMISSION CHAIR

I CERTIFY I HAVE EXAMINED AND APPROVED
THIS REPLAT ON THIS ____ DAY OF
_____, 2016

HERMISTON CITY COUNCIL

I CERTIFY I HAVE EXAMINED AND APPROVED
THIS REPLAT ON THIS ____ DAY OF
_____, 2016

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED AND APPROVED
THIS REPLAT ON THIS ____ DAY OF
_____, 2016

HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT TAXES ARE PAID ON
THIS ____ DAY OF _____, 2016

UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION SEAL

COPY NOTE

I DO CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL.

AARON A. DYCK, PLS 86050

REPLAT FOR

**RANCH
& HOME**



**STRATTON SURVEYING
& MAPPING, PC**
7525 W. DESCHUTES PL. UNIT 1C
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

| | |
|----------------|-------------|
| 4939RP1.DWG | © 2016 |
| DATE: 11/16/16 | SHT. 3 OF 3 |
| DRAWN BY: DCI | JOB # 4939 |