

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.

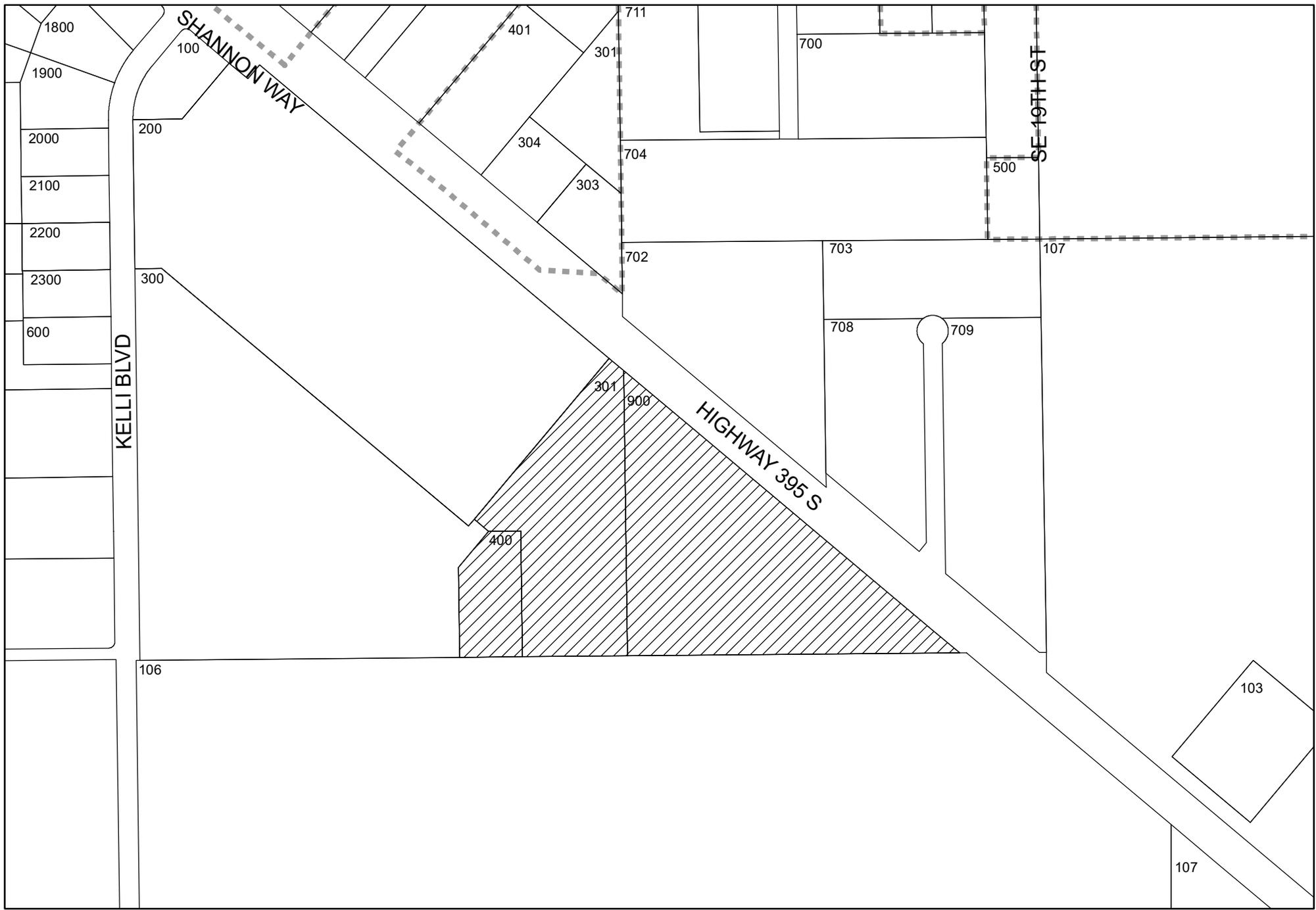
Chapter 157: Zoning

§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.

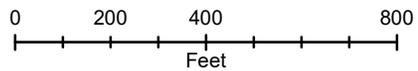
Staff Recommendation

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.



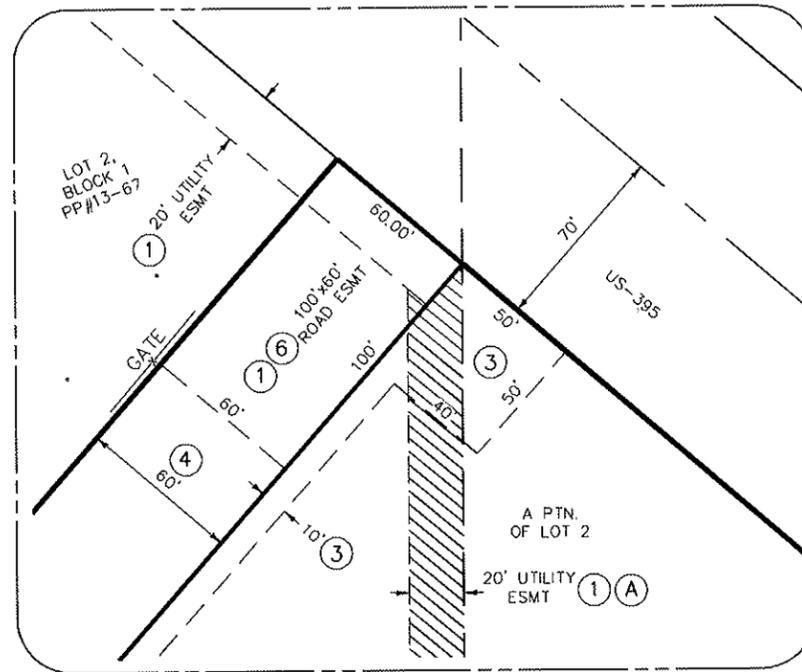
Legend

-  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) 735-6580
 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**



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& MAPPING, PC**
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