



Planning Department

180 NE 2nd Street

Hermiston, OR 97838

Phone: (541)567-5521

Fax: (541)567-5530

planning@hermiston.or.us

To: Planning Commission
From: Clinton Spencer, City Planner
Subject: Replat – NW Housing Alternatives
Date: September 2, 2016

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.

The replat is proposed to simplify future redevelopment of the parcel through the elimination of existing lot lines. As of the date of this staff report, NW Housing Alternatives has not submitted a plan for building on the reconfigured lot. It is staff's understanding that NW Housing Alternatives plans to develop multi-family housing on the parcel in the future. Future development and building is a separate review process for the city.

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 August 30, 2016. A sign informing the public of the proposal was placed on the property on August 31, 2016. Staff received several inquiries as a result of the noticing. Although no objections were specifically filed, there is concern over the potential for additional multi-family housing in the neighborhood. Bob Middleton, 29270 Bloom Road, testified that the irrigation ditch on the property may overflow in the future. Irrigation district review of the plat and subsequent development is a city requirement.

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. It is not clear from the proposed plat if the existing irrigation ditch is protected by an easement. It is typical for facilities of the Hermiston Irrigation District to be protected by an easement. The survey shall clarify if an easement exists prior to the city signing the plat and it shall be shown on the plat. Any development on the property will be required to respect and preserve the easement.

§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.

The property is presently vacant. It may be developed with single-family, duplex, or multi-family dwellings in the future.

§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.

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. The existing drainage canal on the property shall be amended to reflect any existing easements on the property unless the irrigation district and surveyor present evidence that no easement protects the canal.



Legend

-  Area of Proposed Replat
-  Property Line
-  City Limits



