

## CITY OF HERMISTON

### IN FILL DESIGNATION PROCEDURES

#### BACKGROUND

The City of Hermiston added a process for designating a property as infill in an effort to increase development for existing underdeveloped lots. In the case of allowing the property the infill designation, the City may wish to allow deviations from some development standards, but impose certain conditions on the development before allowing construction to commence to ensure that the development will not disturb the surrounding uses. When applying for an infill designation, the applicant must be able to show that the property is in compliance with at least four of the following eligibility standards:

- 1) A lot with a single-family dwelling constructed prior to February 28, 1994;
- 2) A lot in existence prior to the adoption of the zoning standards adopted in Ordinance 1840 on February 28, 1994;
- 3) A lot within the city limits, except as provided in (C)2 below;
- 4) A lot located within the R-1, R-2, R-3, R-4, or RR zones; and
- 5) The property will be used for residential development.

#### PROCEDURES

Applicants interested in pursuing an infill designation on property are encouraged to attend a pre-development meeting. The pre-development meeting gives applicants a chance to meet with the city development staff and become familiar with City requirements and processes. After attending the pre-development meeting, obtain an application for an infill designation from the city planning department. Complete the application and submit it along with completed site plans and an application fee to the city planner. All property owners within 300 feet of the proposed designation will be notified by mail. Following the conclusion of the comment period, the planning commission will hold a public hearing. The planning commission will then decide whether to grant or deny the infill designation. If the planning commission grants the infill designation, building permits may then be obtained. If denied, the applicant may appeal the planning commission decision to the city council within ten days.