

NW 7TH STREET

ROCKY HEIGHTS SCHOOL

W STANDARD AVENUE

NW BUTTE DRIVE

**PARTITION PLAT No. 1997-** \_\_\_\_\_

City of Hermiston  
 Umatilla County  
 T. 4N., R. 28E., W.M. Section 10,  
 Southeast 1/4 of Northwest 1/4 for  
 Rocky Heights Company  
 C/O James B. Mann  
 108 Main Street  
 Hermiston, Oregon 97838

**LEGAL DESCRIPTION:**

AS described in Reel 38, Page 1843 of the Deed Records of the County of Umatilla: -  
 Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of of the Northwest Quarter of said Section 10;  
 thence North along the East line thereof, a distance of 549 feet to the Northeast corner of that tract of land conveyed to Joe Flink and  
 Shirley Flink, husband and wife, by the Estate of Rene Jenkins, deceased, and recorded in Book 249, Page 89 of the Deed Records  
 of Umatilla County and the True Point of Beginning for this Description; thence North along the East line of the Northeast Quarter of  
 the Southeast Quarter of the Northwest Quarter a distance of 111 feet to the Southeast corner of the Northeast Quarter of the  
 Northwest Quarter; thence West 330 feet to the Northeast corner of that tract of land conveyed to Thomas E. Davis and Darle L. Davis,  
 husband and wife, recorded in Book 336, Page 276 of the Deed Records of Umatilla; thence South along the East line of the Davis tract  
 a distance of 171 feet to the Northwest corner of that tract of land described in Land Sale Contract to Roger E. Rose and Marte S. Rose,  
 husband and wife, recorded in Book 346, Page 219, Deed Records of Umatilla County; thence East along the North Line of said Rose  
 Tract 210 feet to the Southwest corner of the said Flink tract; thence North along the West line of said Flink tract 60 feet to the Northwest  
 corner thereof; thence East along the North line of said Flink tract 120 feet to the Point of Beginning; all being East of the Willamette  
 Meridian in Umatilla County and State of Oregon.

EXCEPTING any and all water rights of way and roads.

**NARRATIVE:**

This Survey is Based on the survey for  
 The Parcel of land portrayed in this Plat does not contain any Water Rights of Record but is located  
 within the boundaries of the Hermiston Irrigation District. No water rights will be transferred as a result of  
 this Partition action.

**ACKNOWLEDGEMENT:**

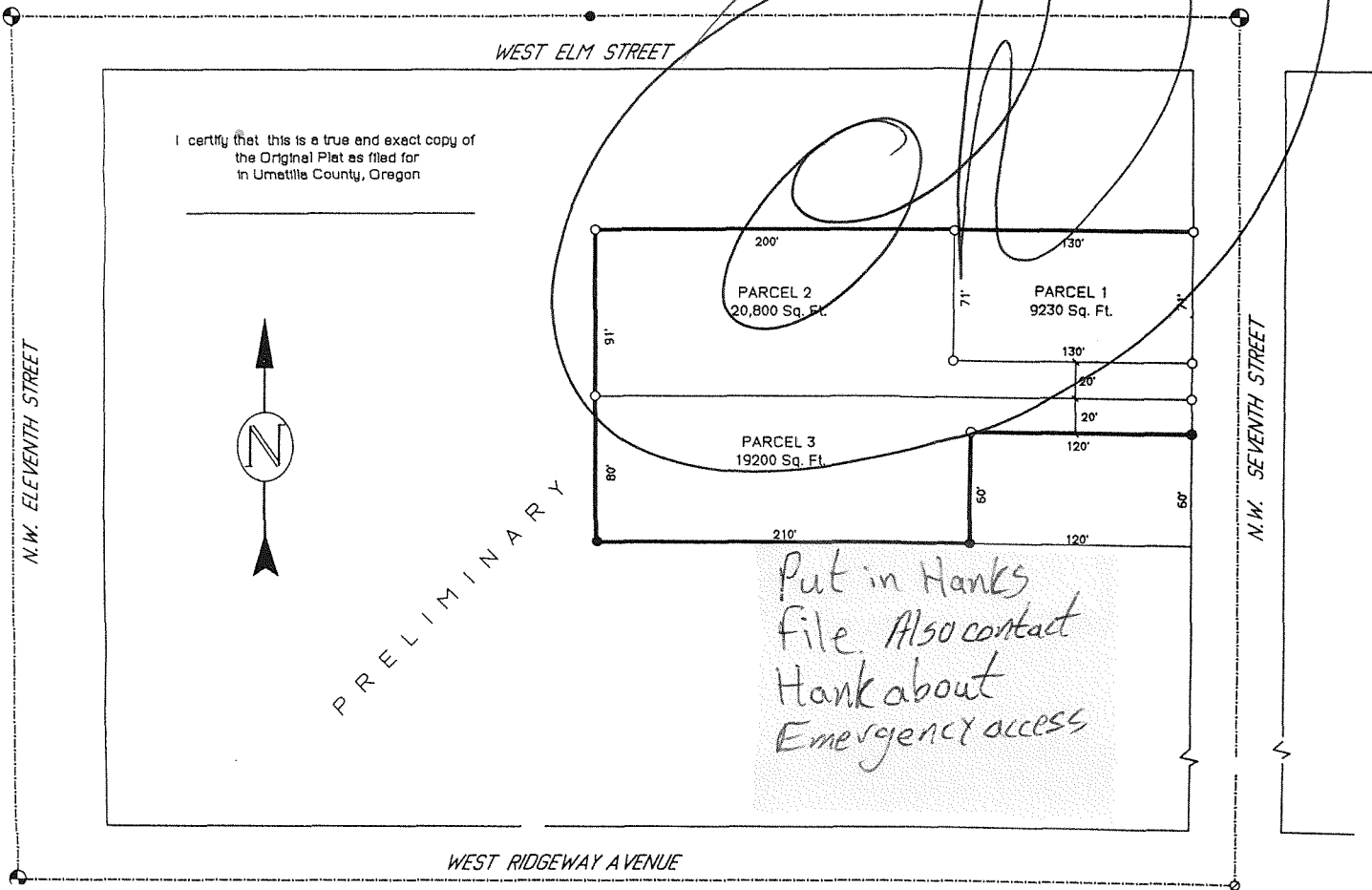
know All Men By These Presents, that the undersigned owners of the lands shown on this plat, do hereby  
 establish and acknowledge this plat as the Official Map and Plat of the Partition as designated by the  
 County Official, and filed in the County of Umatilla, State of Oregon.

Rep. for Rocky Heights Company

On this \_\_\_\_\_ day of \_\_\_\_\_, 1997, the above individuals appeared personally before me  
 and are known to me to be the identical individuals who executed this plat and acknowledged that they  
 did so freely and voluntarily of their own will.

Before me: \_\_\_\_\_  
 Notary Public for Oregon

SEAL



I certify that this is a true and exact copy of  
 the Original Plat as filed for  
 in Umatilla County, Oregon

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 RONALD V. MCKINNIS  
 JAN. 23, 1990  
 2431  
 Expires 12-31-98

**LEGEND**

- SET MONUMENTS - 5/8" X 3"
- Iron Rods w/ Plastic Caps
- Stamped - L.S. #2431
- Found Monuments - as Noted
- ⊙ Calculated Point - Not Set
- ⊕ FOUND SECTION MONUMENTS - AS NOTED
- PARTITION BOUNDARY.
- - - SECTION or STREET Center Lines
- (000) Record Distances - Deed / Morningstar

**APPROVALS:**

I certify that I have examined and approved this Partition Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

City of Hermiston Planning Comm

I certify that I have examined and approved this Partition Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Hermiston Irrigation District

I certify that the Taxes are paid on the Tax lot portrayed in this Partitio

\_\_\_\_\_ day of \_\_\_\_\_, 1997

Umatilla County Tax Collector

Recording Information Seal

Oct, 1997

ENGINEERING - SURVEYING - WATER RIGHT  
 R V MCKINNIS ENGINEERING  
 Rt 1 Box 1122 Hermiston, Oregon

**PARTITION PLAT No. 1997-\_\_\_\_\_**

City of Hermiston  
 Umatilla County  
 T. 4N., R. 28E., W.M. Section 10,  
 Southeast 1/4 of Northwest 1/4 for  
 Henry J. & Linda L. McDonald  
 1005 West Juanita Avenue  
 Hermiston, Oregon 97838

**LEGAL DESCRIPTION:**  
 AS described in Reel 38, Page 1843 of the Deed Records of the County of Umatilla: -  
 Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 10; thence North along the East line thereof, a distance of 549 feet to the Northeast corner of that tract of land conveyed to Joe Flink and Shirley Flink, husband and wife, by the Estate of Rene Jenkins, deceased, and recorded in Book 249, Page 89 of the Deed Records of Umatilla County and the True Point of Beginning for this Description; thence North along the East line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter a distance of 111 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence West 330 feet to the Northeast corner of that tract of land conveyed to Thomas E. Davis and Darle L. Davis, husband and wife, recorded in Book 336, Page 276 of the Deed Records of Umatilla; thence South along the East line of the Davis tract a distance of 171 feet to the Northwest corner of that tract of land described in Land Sale Contract to Roger E. Rose and Marie S. Rose, husband and wife, recorded in Book 346, Page 219, Deed Records of Umatilla County; thence East along the North Line of said Rose Tract 210 feet to the Southwest corner of the said Flink tract; thence North along the West line of said Flink tract 60 feet to the Northwest corner thereof; thence East along the North line of said Flink tract 120 feet to the Point of Beginning; all being East of the Willamette Meridian in Umatilla County and State of Oregon.

EXCEPTING any and all water rights of way and roads.

**NARRATIVE:**  
 This Survey is Based on my survey for Richard & Kristi Carpenter located along West Elm Avenue, ( County Survey #95-132-B, July, 1995 ) The Basis of Bearing of this survey is the Center of West Elm Street as found in the Carpenter Survey. I established the location of the center of Section 10 located at the intersection of 7th & Ridgeway from the found section corners.. I then established the location of the corners of the McDonald property and divided the parcel as shown in this Plat. The pins found along the south side of the property were set by Edwards for the Rose Manor Planned Unit Development. I held the Location of the found pins and set the remaining McDonald corners based on the deed.

The Parcel of land portrayed in this Plat does not contain any Water Rights of Record but is located within the boundaries of the Hermiston Irrigation District. No water rights will be transferred as a result of this Partition action.

**ACKNOWLEDGEMENT:**  
 Know All Men By These Presents, that the undersigned owners of the lands shown on this plat, do hereby establish and acknowledge this plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Henry J. McDonald \_\_\_\_\_ Linda L. McDonald \_\_\_\_\_  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 1997, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: \_\_\_\_\_ Notary Public for Oregon SEAL

**APPROVALS:**

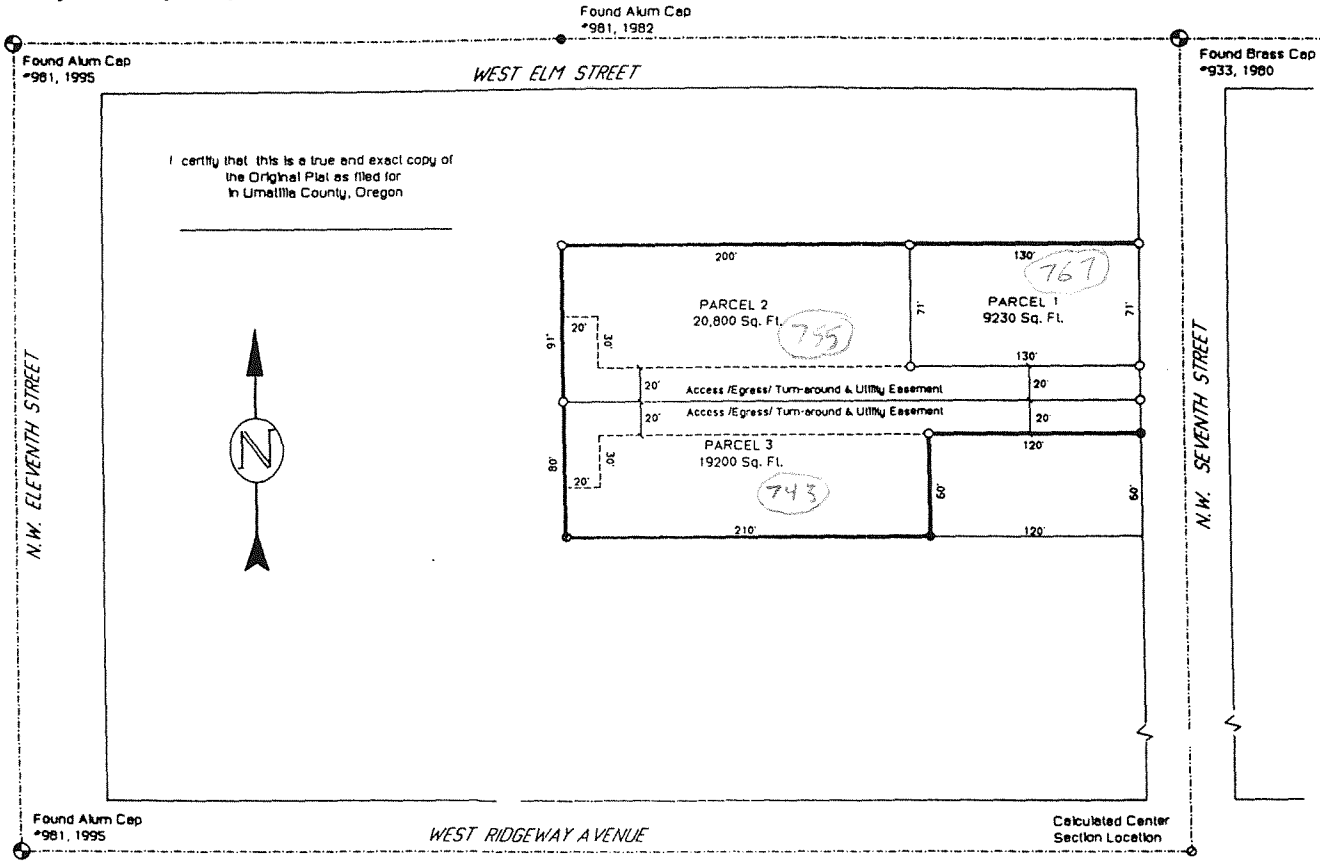
I certify that I have examined and approved this Partition Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 1997  
 City of Hermiston Planning Comm.

I certify that I have examined and approved this Partition Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 1997  
 Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 1997  
 Hermiston Irrigation District

I certify that the Taxes are paid on the Tax lot portrayed in this Partition. \_\_\_\_\_ day of \_\_\_\_\_, 1997  
 Umatilla County Tax Collector

Recording Information Seal



REGISTERED PROFESSIONAL LAND SURVEYOR  
 RONALD V. MCKINNIS  
 JAN. 23, 1990  
 2431  
 Expires 12-31-98

- LEGEND**
- SET MONUMENTS - 5/8" X 30" Iron Rods w/ Plastic Caps Stamped - L.S. #2431
  - Found Monuments - as Noted
  - Calculated Point - Not Set
  - ⊙ FOUND SECTION MONUMENTS - AS NOTED
  - PARTITION BOUNDARY.
  - - - SECTION or STREET Center Lines
  - (000) Record Distances - Deed / Homings etc

ENGINEERING - SURVEYING - WATER RIGHTS  
 R V MCKINNIS ENGINEERING  
 Rt 1 Box 1122 Hermiston, Oregon 97838  
 541-567-2017

Nov, 1997  
 SCALE 1" = 50'

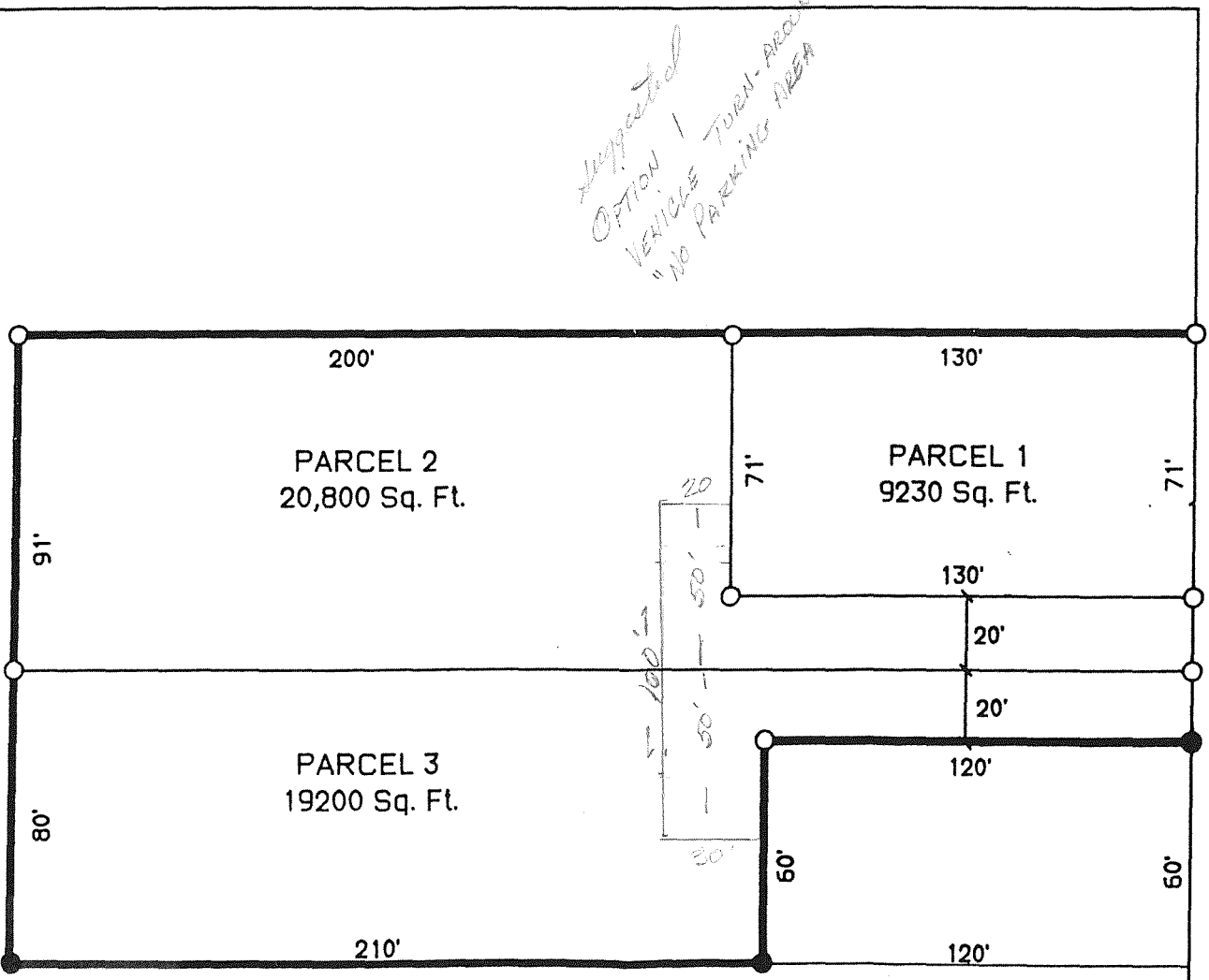
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On this \_\_\_\_\_ day of \_\_\_\_\_, 1997, th  
 and are known to me to be the identical individuals wh  
 did so freely and voluntarily of their own will.

Before me: \_\_\_\_\_  
 Notary Public for Ore

ST ELM STREET

N.W. SEVENTH STREET



R Y

STEVE  
 JIM HAS 3  
 OPTIONS FOR  
 McDONALD PARTITION  
 EMERGENCY TURN-  
 AROUND

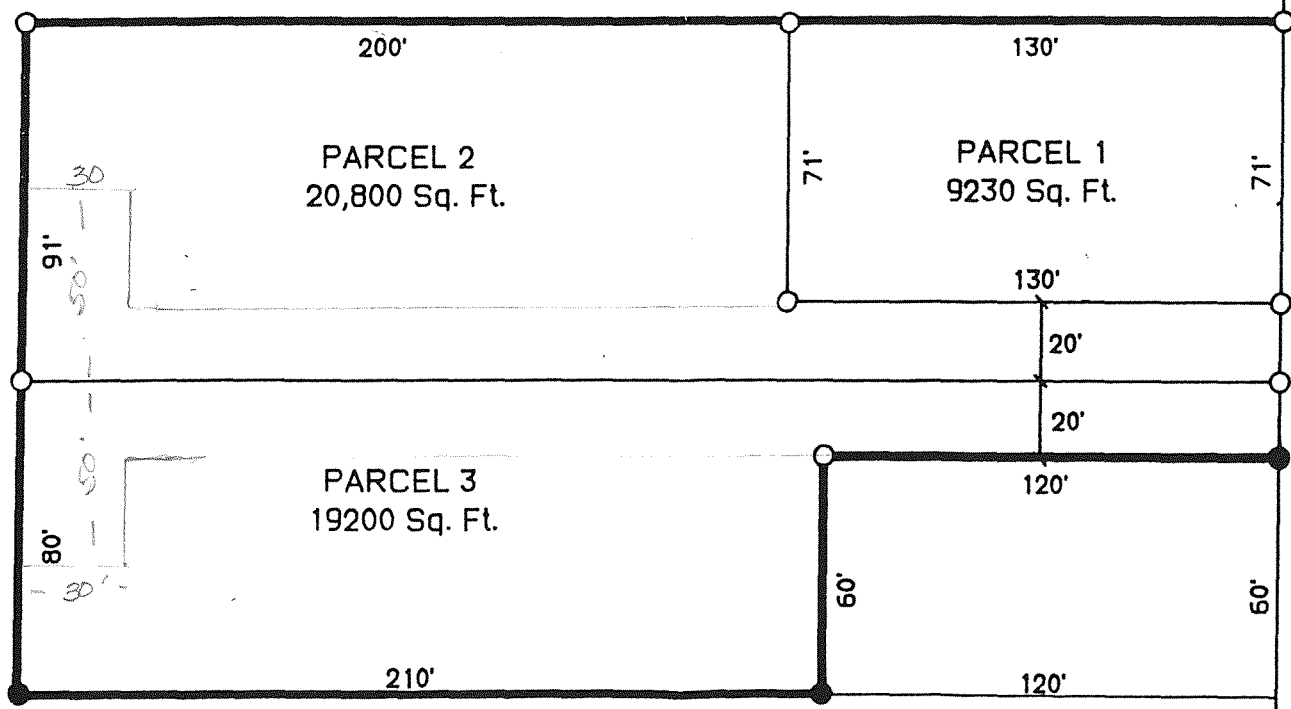
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On this \_\_\_\_\_ day of \_\_\_\_\_, 1997, th  
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 did so freely and voluntarily of their own will.

Before me: \_\_\_\_\_  
 Notary Public for Ore

ST ELM STREET

*Suggested  
 OPTION 2  
 VEHICLE TURN-AROUND  
 "NO PARKING AREA"*



N.W. SEVENTH STREET

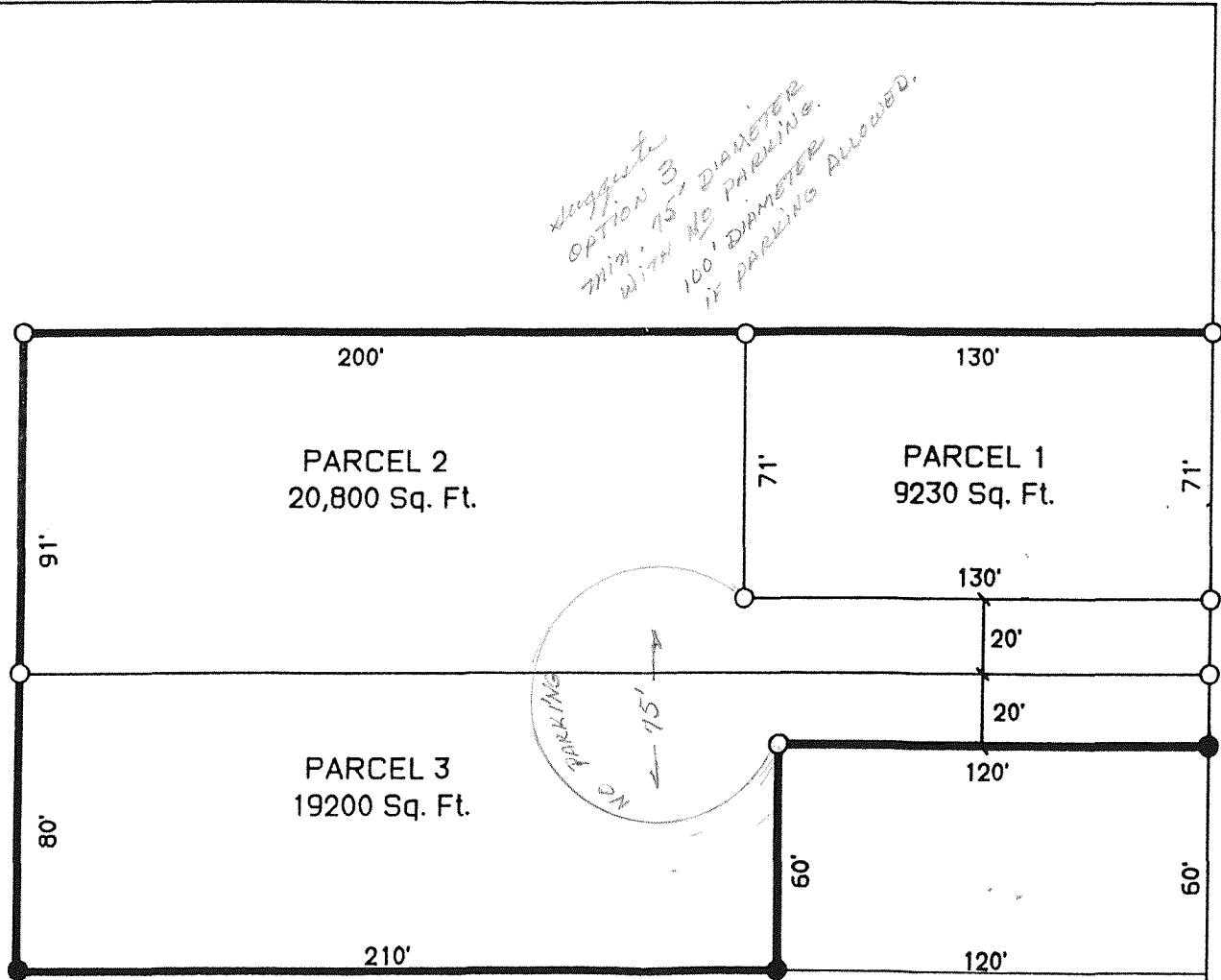
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Before me: \_\_\_\_\_  
Notary Public for Ore

EST ELM STREET



R Y

N.W. SEVENTH STREET

5. Mr. Cardenas also states that construction of a carport would substantially reduce the amount of water that runs into his house when it rains or snows.

Motion carried unanimously.

Following discussion, Commissioner Daggett moved and Commissioner Sargent seconded to impose the following conditions:

1. The proposed carport may not be located any closer to the front lot line than the existing residence.
2. The carport shall resemble the existing residence and be constructed of similar materials.
3. The carport shall not be any higher than the existing residence.

Motion carried unanimously.

Commissioner Michael moved and Commissioner Fialka seconded to grant the conditional use permit, based on the findings of fact and subject to the conditions imposed. Motion carried unanimously.

City Planner Sokolowski said Mr. Cardenas indicated he does not plan to enclose the carport at a later date. He has been advised that if he wants to enclose the carport, he will have to apply for another conditional use permit.

#### Final McDonald Flag Lot Partition Proposal/N.W. 7th Street

Hank McDonald and Ron McKinnis presented the final flag lot partition plat for a 1.13 acre parcel of land owned by Mr. McDonald. The parcel is described as 4N 28 10B Tax Lot 1304 and is located on the west side of N.W. 7th Street immediately south of Butte Park. Three parcels are proposed in the partition. Parcel 1 contains 9,230 square feet, Parcel 2 contains 20,800 square feet and Parcel 3 contains 19,200 square feet. The property is zoned (R-2) Duplex Residential. Notice was mailed to property owners within 100 feet in accord with the state notice requirements for limited land use decisions [ORS 197.195 (3) (B) (C)]. Although staff received several inquiries, no written comments were received within the 14-day submission period.

The criteria that are applicable to the decision to accept the final partition plat are contained in Subdivision Ordinance No. 858 and Zoning Ordinance No. 1840, Sections 7 and 16. The applicable criteria in Ordinance No. 858 are:

#### Section 5. Subdivision Design Standards

The partition complies with all relevant design standards in the subdivision ordinance.

#### Section 7. Minimum Improvements Required

Staff feels that no improvements are necessary.

#### Section 8. Final Plat

The partition complies with all relevant final plat requirements in the subdivision ordinance.

The applicable criteria in Ordinance No. 1840 are:

Section 7. Duplex Residential Zone (R-2)

(3) Lot Size. All of the proposed parcels exceed the minimum lot area for single-family dwellings (7,500 square feet) and two-family dwellings (9,000 square feet). The parcels also meet the minimum lot width requirement of 60 feet, and the minimum lot depth requirement of 80 feet.

Section 16. Development Hazard Overlay (DH)

(2) Conditions Imposed on Development. Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to excessively well drained soils. In accord with Zoning Ordinance No. 1840, Section 16(2.2), the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

In accord with Section 16(2.3), any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Department of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

The staff recommended that the city council approve the McDonald final partition plat and that the chairman sign the final plat subject to the following conditions:

1. Access shall be privately owned and maintained by the owners of the flag lot.
2. Access shall be paved.
3. The "pole" (access) portion of the lot shall not be included as part of the lot size of the flag.
4. Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels on both lots.
5. Future partitions should be discouraged due to inadequate access provisions.

The location of the front lot line was discussed. Mr. McDonald felt the front setbacks were established from the public street, which would be N.E. 7th Street. He said if the easement boundary established the front lot line and a 20-foot setback was required from that line, the lots would not be buildable. City Planner Sokolowski felt buildings should not be constructed on the easement line, and Mr. McDonald agreed. The city planner felt that a 7 to 10 foot setback would be adequate. The side yard and back yard setbacks were discussed. Commissioner Daggett felt that higher density means higher traffic and questioned whether deeper setbacks should be required. He questioned whether the setbacks from the private access shouldn't be the same as a city street since the access will have the appearance of a city street.

Condition 5 was discussed. Commissioner Sargent felt it may not be applicable since the City is looking at higher density development. Mr. McDonald said he had contacted the property owner to the west who indicated he may be interested in selling part of Tax Lot 1200 to him which would give him additional lot area. If he is able to purchase additional land to the west, he would probably submit a proposal for two additional flags which would require reducing the width of the four flags to 10 feet each. All the flags would be included in the crossover easement.

Commissioner Fialka questioned whether the lot square footage should include the pole. Mr. McKinnis explained that the total square footage has to be shown on the plat for the assessor, but he said he could also include the square footage without the pole. He agreed with the city planner that the access portion should not be included in determining the lot size requirement. Mr. McDonald stated he felt the pole should not be included in figuring the lot coverage percentage.

Commissioner Daggett felt that Mr. McDonald should not be given the impression that additional flag lots to the west would be automatically allowed. He also questioned whether, by allowing a 10 foot setback from the easement, the planning commission was setting a precedent that 10 foot setbacks would allowed on all streets.

Commissioner Sargent asked why a 40 foot easement was proposed. Mr. McDonald said he wanted to have adequate space for parking along the edge. The 40 feet would allow 36 feet of paving between curb faces for two 10 foot travel lanes and an 8 foot parking area on each side.

After further discussion, it was the consensus of the planning commission to allow the following setbacks: On the north and south sides, 10 foot front yard setbacks (from the easement line) and 10 foot back yard setbacks; and to the east and west, 7 foot side yard setbacks. Mr. McDonald agreed with this requirement. Additionally, he said a trust would be established for the maintenance of the common easement area. Commissioner Wamsley asked when the easement would be paved. Mr. McDonald felt it should take place when the parcels are developed as follows: When Parcel 1 is developed, full width paving will be completed to the west line of Parcel 1. When either Parcel 2 or 3 is developed, full width paving will be completed to the west property line.

Commissioner Van Schoiack moved and Commissioner Michael seconded to approve the final plat subject to the following conditions:

1. Access shall be privately owned and maintained by the owners of all three parcels.
2. Access shall be paved to the westernmost property line of Parcel 1 when Parcel 1 is developed, and when either Parcel 2 or 3 is developed, the remainder of the access shall be paved.
3. The "pole" (access) portion of the lot shall not be included as part of the lot size of the flag.
4. Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels on both lots.
5. Future partitions shall address adequate access provisions.

Motion carried unanimously.

CITY OF

# HERMISTON, OREGON

## ADMINISTRATION

180 N.E. 2nd Street  
Hermiston, OR 97838  
(541) 567-5521  
Fax (541) 567-5530  
E-Mail Address:  
hermcity@eonet.com

## COMMUNITY DEVELOPMENT

215 E. Gladys Avenue  
Hermiston, OR 97838  
(541) 564-0358  
Fax (541) 567-6731

## PLANNING

180 N.E. 2nd Street  
Hermiston, OR 97838  
(541) 567-5521  
Fax (541) 567-5530  
E-Mail Address:  
planning@eonet.com

## PUBLIC LIBRARY

235 E. Gladys Avenue  
Hermiston, OR 97838  
(541) 567-2882  
Fax (541) 567-3551

## FIRE & EMERGENCY SERVICES

330 S. First Street  
Hermiston, OR 97838  
(541) 567-8822  
Fax (541) 567-8469

## POLICE

330 S. First Street  
Hermiston, OR 97838  
(541) 567-5519  
Fax (541) 567-8469

## MUNICIPAL COURT

330 S. First Street  
Hermiston, OR 97838  
(541) 567-6610  
Fax (541) 567-8469

## WASTEWATER TREATMENT

2205 N. First Place  
Hermiston, OR 97838  
(541) 567-5272  
Fax (541) 567-5200

**TO:** Mayor and City Council  
**FROM:** Steve Sokolowski, City Planner  
**SUBJECT:** McDonald Flag Lot Partition Plat Proposal  
**DATE:** December 4, 1997

Hank McDonald will present a flag lot partition plat for a 1.13 acre parcel of land. The property is owned by Mr. McDonald. The proposed flag lot partition plat is located on the west side of N.W. 7th Street and south of Butte Park. Three parcels are proposed in the partition. Parcel 1 contains 9,230 square feet, Parcel 2 contains 20,800 square feet and Parcel 3 contains 19,200 square feet. The property is zoned (R-2) Duplex Residential. Notice was mailed to property owners within 100 feet in accord with the state notice requirements for limited land use decisions [ORS 197.195 (3) (B) (C)]. Although staff received several inquiries, no written comments were received within the 14-day submission period.

The criteria that are applicable to the decision to accept the final partition plat are contained in Subdivision Ordinance No. 858, Sections 5, 7 and 8, and Zoning Ordinance No. 1840, Section 7 and 16.

### SUBDIVISION ORDINANCE NO. 858

#### Section 5. Subdivision Design Standards

The partition complies with all relevant design standards in the subdivision ordinance.

#### Section 7. Minimum Improvements Required

Staff feels that no improvements are necessary.

#### Section 8. Final Plat

The partition complies with all relevant final plat requirements in the subdivision ordinance.

### ZONING ORDINANCE NO. 1840

#### Section 7. Duplex Residential Zone (R-2)

(3) Lot Size. All of the proposed parcels exceed the minimum lot area for single-family dwellings (7,500 square feet) and two-family dwellings (9,000 square feet). The parcels

also meet the minimum lot width requirement of 60 feet, and the minimum lot depth requirement of 80 feet.

Section 16. Development Hazard Overlay (DH)

(2) Conditions Imposed on Development. Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to excessively well drained soils. In accord with Zoning Ordinance No. 1840, Section 16(2.2), the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

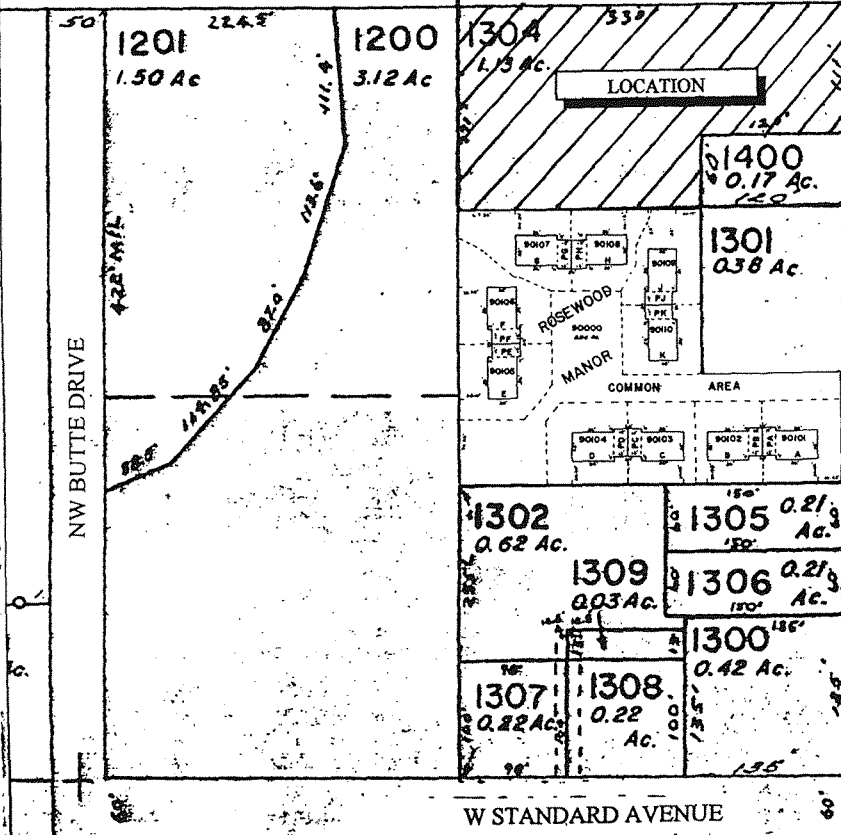
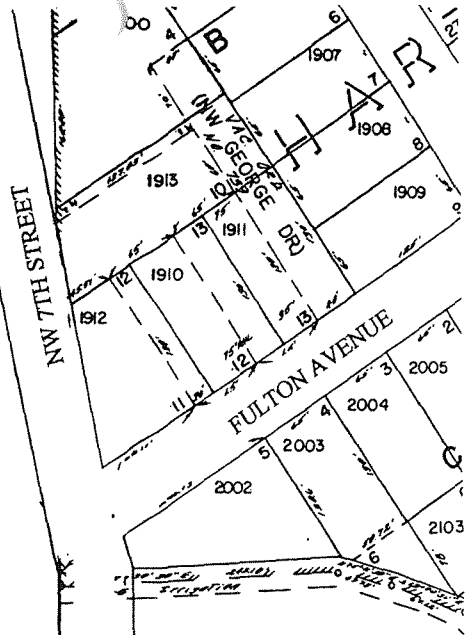
In accord with Section 16(2.3), any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Department of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

**STAFF RECOMMENDATION**

Staff recommends that the city council approve the McDonald final partition plat and that the chairman sign the final plat subject to the following conditions:

- 1) Access shall be privately owned and maintained by the owners of the flag lot.
- 2) Access shall be paved.
- 3) The "pole" (access) portion of the lot shall not be included as part of the lot size of the flag.
- 4) Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels on both lots.
5. Future partitions should be discouraged due to inadequate access provisions.

100'



NW 7TH STREET

ROCKY HEIGHTS SCHOOL

W STANDARD AVENUE

PARTITION PLAT No. 1997-\_\_\_\_\_

City of Hermiston

Umatilla County

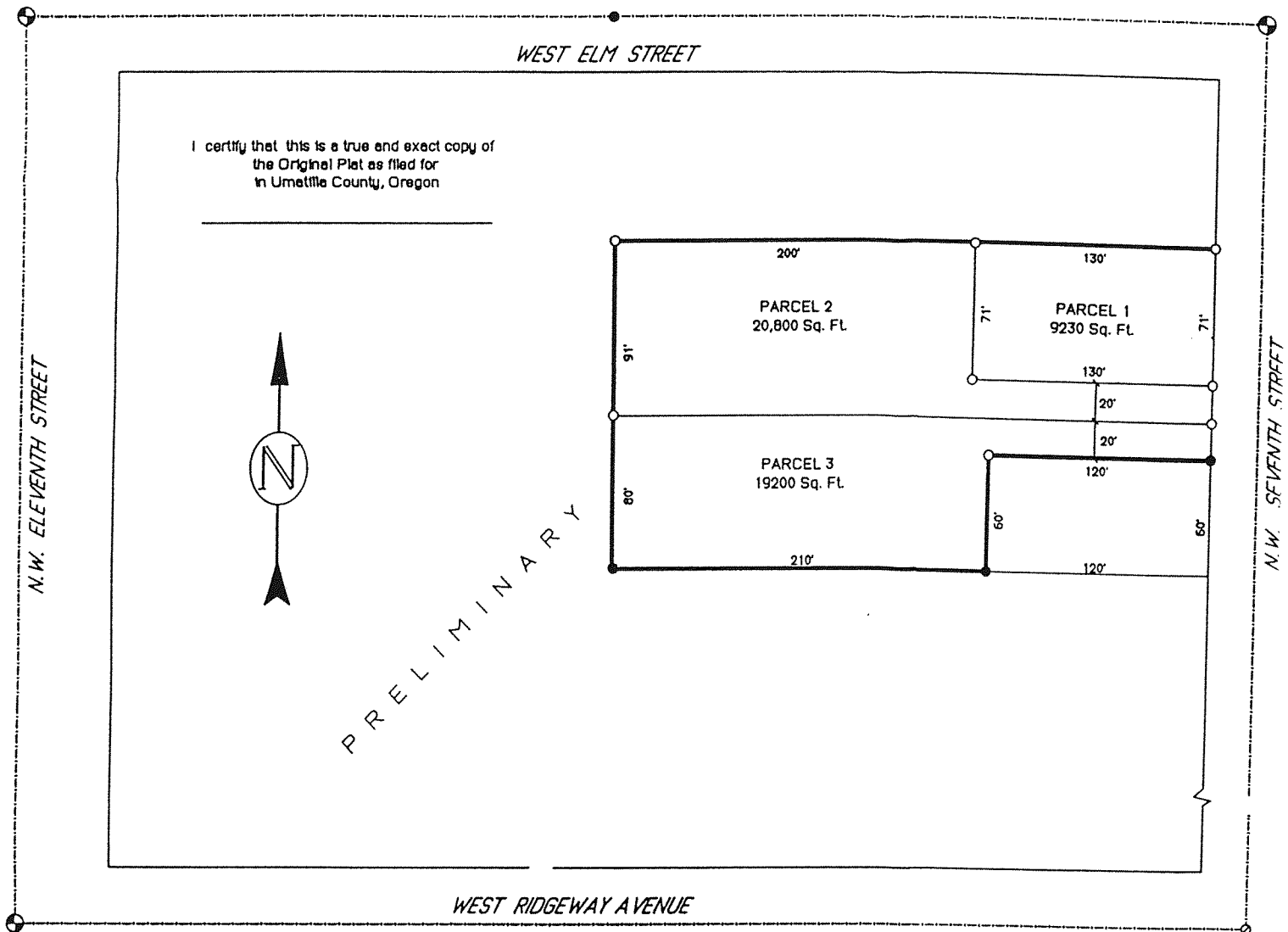
T. 4N., R. 28E., W.M. Section 10,  
Southeast 1/4 of Northwest 1/4 for

Rock Heights Company

C/O James B. Mann

108 Main Street

Hermiston, Oregon 97838



## HERMISTON PLANNING COMMISSION

Regular Meeting

November 12, 1997

Chairman Saylor opened the meeting at 7:30 p.m. Commissioners Stephen, Fialka, Stipe, Wamsley and Sargent were present. Commissioners Daggett, Michael and Van Schoiack were excused.

### Minutes

Commissioner Stephen moved and Commissioner Stipe seconded that minutes of the October 8 regular meeting be approved. Motion carried unanimously.

### Request to Amend Condition of Harmon Addn. Replat/E. Ridgeway Avenue & N.E. 9th Street

City Planner Sokolowski reported that the city council tabled action on the request from Lillie and Marvin Harmon to amend condition #1 of the Harmon Addition replat at their meeting on October 27. They agreed with the planning commission's recommendation to amend the condition to allow the Harmons to sign an agreement with the City agreeing to complete installation of curb, gutter and sidewalk along N.E. 9th Street. However, the council had concerns about enforcement of the amended condition and questioned what would happen if the Harmons do not make the required improvements within 18 months.

After further review, staff suggested that the planning commission recommend to the city council approval of the Harmons' request as follows:

The Harmons shall sign an agreement with the City agreeing to complete installation of curb, gutter and sidewalk along N.E. 9th Street to the south property line of newly created Lot 1 within 18 months after the Harmon Addition has been officially recorded with the County. If the Harmons do not complete installation of the above-mentioned improvements within 18 months of recording, the City may install the improvements and place a lien on the property for installation costs.

Commissioner Stipe moved and Commissioner Sargent seconded to recommend to the city council that the Harmons be granted an 18-month extension as stated above. Motion carried unanimously.

### McDonald Flag Lot Partition Proposal/N.W. 7th Street

City Planner Sokolowski reviewed information on a preliminary flag lot partition plat for a 1.13 acre parcel of land owned by Hank McDonald and described as 4N 28 10B Tax Lot 1304. The proposed flag lot partition plat is located on the west side of N.W. 7th Street south of and adjacent to Butte Park. Three parcels are proposed in the partition. Parcel 1 contains 9,230 square feet, Parcel 2 contains 20,800 square feet and Parcel 3 contains 19,200 square feet. The property is zoned (R-2) Duplex Residential. Notice was mailed to property owners within 100 feet in accord with the state notice requirements for limited land use decisions [ORS 197.195 (3) (C)]. Although staff received several inquiries, no written comments were received within the 14-day submission period.

The criteria that are applicable to the decision to accept the preliminary partition plat are contained in Subdivision Ordinance No. 858 and Zoning Ordinance No. 1840. The applicable criteria in Ordinance No. 858 are:

Section 5. Subdivision Design Standards

The partition complies with all relevant design standards in the subdivision ordinance.

Section 6. Preliminary Plat

The partition complies with all relevant preliminary plat requirements in the subdivision ordinance.

Section 7. Minimum Improvements Required

Staff feels that no improvements are necessary.

The applicable criteria in Zoning Ordinance No. 1840 are:

Section 7. Duplex Residential Zone (R-2)

(3) Lot Size. All of the proposed parcels exceed the minimum lot area for single-family dwellings (7,500 square feet) and two-family dwellings (9,000 square feet). The parcels also meet the minimum lot width requirement of 60 feet, and the minimum lot depth requirement of 80 feet.

Section 16. Development Hazard Overlay (DH)

(2) Conditions Imposed on Development. Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to excessively well drained soils. In accord with Zoning Ordinance No. 1840, Section 16(2.2), the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

In accord with Section 16(2.3), any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Department of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

City Planner Sokolowski said that staff had not received a certification letter from the Hermiston Irrigation District as required by ORS 92.090(6). He also indicated that staff felt that future partitions should be discouraged due to inadequate access provisions.

Staff recommended that the planning commission approve the McDonald preliminary partition plat subject to the following conditions:

- ok 1) Staff shall receive a certification letter from the Hermiston Irrigation District.

- 2) In order to meet the required access requirement of 25 feet, Mr. McDonald shall provide a crossover easement for Parcel 2 and Parcel 3. Access shall be extended a minimum of 60 feet across the flag lot frontage.
- 3) Mr. McDonald shall provide an easement for emergency access acceptable to the city's development staff (cul-de-sac or T).
- 4) Access shall be privately owned and maintained by the owners of the flag lot.
- 5) Access shall be paved.
- 6) The "pole" (access) portion of the lot shall not be included as part of the lot size of the flag.
- 7) Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels on both lots.

Mr. McDonald questioned the 60-foot easement requirement across the frontage of the flag lots. He indicated that they may want to construct multi-family dwellings on these lots in the future. He also expressed concerns about excluding the "pole" from the square footage of the lot and said other jurisdictions allow it to be included. Chairman Saylor said that the planning commission has not allowed the flag lot pole to be included in the total square footage of the lot. Setback requirements were discussed and Mr. McDonald questioned the necessity of a 20-foot front yard setback when the flag lot is 120 feet from 7th Street. City Planner Sokolowski said clarification was needed as to what establishes the front yard of flag lots—the access easement or the public street? Mr. McDonald felt it should be 7th Street. Commissioner Sargent felt the surrounding area could help determine what was appropriate. Mr. McDonald said that the property to the south was developed with duplexes with diminished setbacks. It was noted that the development to the south, Rosewood Manor Condominiums, is an R-2 condominium subdivision.

Mr. McDonald felt it was important to establish how the front lot line would be determined and said he had obtained information from other jurisdictions pertaining to their requirements should the planning commission wish to review it. Commissioner Sargent felt the wording on the second condition regarding the 60-foot access across the frontage needed clarification as to where the 60 feet started. After further discussion, it was determined that clarification of language could be provided for the final plat.

Commissioner Sargent moved and Commissioner Stephen seconded to approve the preliminary plat subject to the conditions and to direct the surveyor to proceed to the final plat.

Commissioner Fialka asked if there would be a T or a cul-de-sac at the west end of the access for a turnaround area. Mr. McDonald felt a T could be incorporated into the driveways on the lots. City Planner Sokolowski said that he, Fire Chief Stearns and Mr. McDonald will be working together to achieve a workable access plan to meet fire and life safety requirements.

In discussing his previous five-lot flag lot proposal, Mr. McDonald said that because of problems with that proposal, he had changed to three lots with the possibility of partitioning later or requesting a conditional use permit for multi-family dwellings.

The question was called, and motion carried unanimously.

Comments

In response to Commissioner Wamsley's question last month as to why S.E. 8th Street south of Highland was not fully opened at the time of construction of Bankers' home on S.E. 8th, City Planner Sokolowski reported that the Bankers' primary access is from 8th via View Drive. As part of their development agreement, the Bankers were required to improve S.E. 8th Street from Highland to their home to meet minimum emergency vehicle access standards as directed by the Hermiston Fire and Emergency Services Department which they have done.... Related information regarding Arshel Estates, a six-lot subdivision located on the west side of 8th Street beginning at the southwest corner of E. Highland Avenue and S.E. 8th Street (north of and adjacent to the Bankers' home), was reviewed. It was noted that the planning commission and council stipulated as a condition of the plat that the full width of S.E. 8th Street adjacent to Arshel Estates be fully improved prior to the sale of any of the newly created lots with the exception of Lot 1 located on the corner of Highland and S.E. 8th. Chairman Saylor asked if the Bankers had signed a consent agreement pertaining to the future improvement of their S.E. 8th Street frontage. City Planner Sokolowski will look into the matter.... The status of the Heritage Development project was briefly reviewed.

There was no further business, and the meeting adjourned at 8:10 p.m.

CITY OF

# HERMISTON, OREGON

## ADMINISTRATION

180 N.E. 2nd Street  
Hermiston, OR 97838  
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## WASTEWATER TREATMENT

2205 N. First Place  
Hermiston, OR 97838  
(541) 567-5272  
Fax (541) 567-5200

**TO:** Planning Commission  
**FROM:** Steve Sokolowski, City Planner *SS*  
**SUBJECT:** McDonald Flag Lot Partition Plat Proposal  
**DATE:** November 4, 1997

Ron McKinnis will present a preliminary flag lot partition plat for a 1.13 acre parcel of land owned by Hank McDonald. The proposed flag lot partition plat is located on the west side of N.W. 7th Street and south of Butte Park. Three parcels are proposed in the partition. Parcel 1 contains 9,230 square feet, Parcel 2 contains 20,800 square feet and Parcel 3 contains 19,200 square feet. The property is zoned (R-2) Duplex Residential. Notice was mailed to property owners within 100 feet in accord with the state notice requirements for limited land use decisions [ORS 197.195 (3) (C)]. Although staff received several inquiries, no written comments were received within the 14-day submission period.

The criteria that are applicable to the decision to accept the preliminary partition plat are contained in Subdivision Ordinance No. 858, Sections 5, 6 and 7, and Zoning Ordinance No. 1840, Section 7 and 16.

## SUBDIVISION ORDINANCE NO. 858

### Section 5. Subdivision Design Standards

The partition complies with all relevant design standards in the subdivision ordinance.

### Section 6. Preliminary Plat

The partition complies with all relevant preliminary plat requirements in the subdivision ordinance.

### Section 7. Minimum Improvements Required

Staff feels that no improvements are necessary.

## ZONING ORDINANCE NO. 1840

### Section 7. Duplex Residential Zone (R-2)

(3) Lot Size. All of the proposed parcels exceed the minimum lot area for single-family dwellings (7,500 square feet) and two-family dwellings (9,000 square feet). The parcels also meet the minimum lot width requirement of 60 feet, and the minimum lot depth requirement of 80 feet.

Section 16. Development Hazard Overlay (DH)

(2) Conditions Imposed on Development. Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to excessively well drained soils. In accord with Zoning Ordinance No. 1840, Section 16(2.2), the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

In accord with Section 16(2.3), any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Department of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

**OTHER**

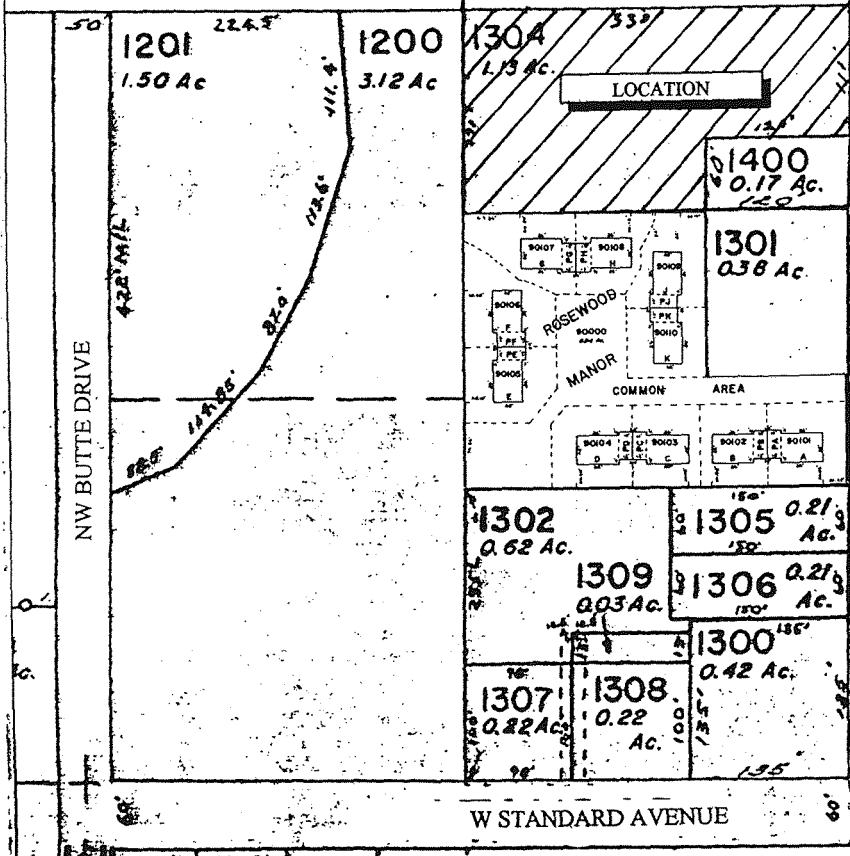
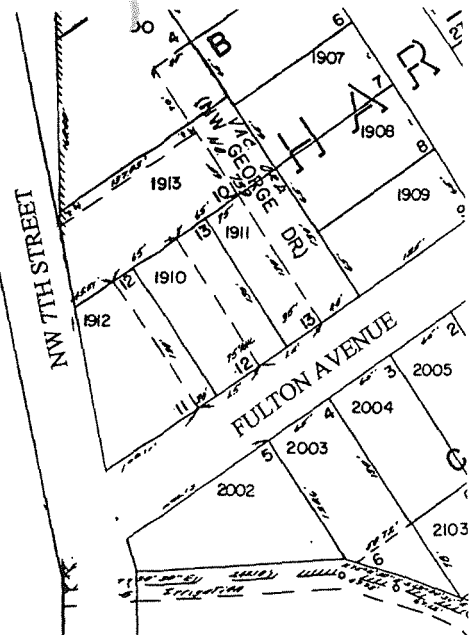
- 1) Staff has not received a certification letter from the Hermiston Irrigation District as required by ORS 92.090(6).
- 2) Future partitions should be discouraged due to inadequate access provisions.

**STAFF RECOMMENDATION**

Staff recommends that the planning commission approve the McDonald preliminary partition plat subject to the following conditions:

- 1) Staff shall receive a certification letter from the Hermiston Irrigation District.
- 2) In order to meet the required access requirement of 25 feet, Mr. McDonald shall provide a crossover easement for Parcel 2 and Parcel 3. Access shall be extended a minimum of 60 feet across the flag lot frontage.
- 3) Mr. McDonald shall provide an easement for emergency access acceptable to the city's development staff (cul-de-sac or T).
- 4) Access shall be privately owned and maintained by the owners of the flag lot.
- 5) Access shall be paved.
- 6) The "pole" (access) portion of the lot shall not be included as part of the lot size of the flag.
- 7) Comprehensive Plan Figure 12 identifies this site as an area subject to groundwater pollution hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels on both lots.

100'



NW BUTTE DRIVE

NW 7TH STREET

W STANDARD AVENUE

ROCKY HEIGHTS SCHOOL

PARTITION PLAT No. 1997-\_\_\_\_\_

City of Hermiston

Umatilla County

T. 4N., R. 28E., W.M. Section 10,  
Southeast 1/4 of Northwest 1/4 for

Rock Heights Company

C/O James B. Mann

108 Main Street

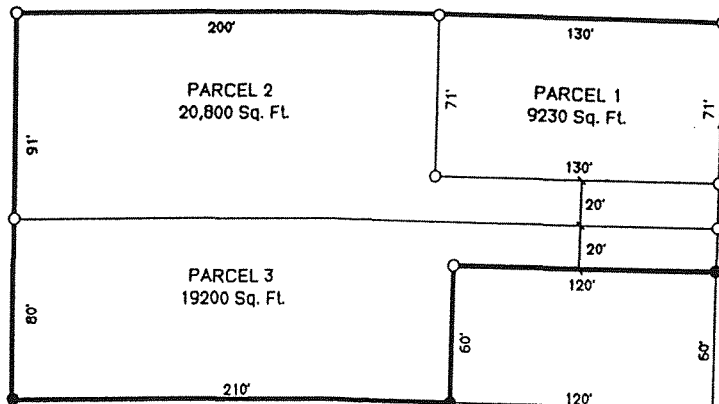
Hermiston, Oregon 97838

WEST ELM STREET

I certify that this is a true and exact copy of  
the Original Plat as filed for  
in Umatilla County, Oregon



PRELIMINARY



N.W. ELEVENTH STREET

N.W. SEVENTH STREET

WEST RIDGEWAY AVENUE

DEVELOPMENT REVIEW

Project Name N.W. 7th St. (Hank McDonald)

Location \_\_\_\_\_

Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

(PLEASE CIRCLE ONE)

**Water** **Sewer** **Street** **Fire** **Building** **Planning**

\_\_\_\_ Preliminary Approval      \_\_\_\_ Design Approval      \_\_\_\_ Final Approval

Remarks This will require a short extension, and each lot would have its own service.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Danell Schiffer  
NAME

10-23-97  
DATE

**HERMISTON PLANNING COMMISSION**

**Regular Meeting**

**March 9, 1994**

Chairman Carper opened the meeting at 7:30 pm. Commissioners Saylor, Van Schoiack, Wamsley and Sargent were present. Commissioners Knight, Fialka, Daggett and Michael were excused.

**Minutes**

Commissioner Wamsley moved and Commissioner Sargent seconded that minutes of the February 9, 1994, regular meeting be approved. Motion carried unanimously.

**Minor Partition Plat/Campus Life & Head Start Center/S. First Street**

Surveyor Ron McKinnis presented a two-part minor partition plat involving property described as 4N 28 11CC Tax Lots 2303 and 2304. Some time back, a parcel was partitioned from a larger tract owned by Milton Casper (TL 2303) for the Campus Life building (TL 2304). The new parcel had 90 feet of frontage on S. First Street. In the new plat presented, an additional 30 feet was added to the Campus Life land for a total of 120 feet of frontage.

A second parcel was partitioned for a center for mothers and children that will be operated by Head Start. This parcel has 100 feet of frontage on S. First Street, leaving the remaining parcel with 205.35 feet of frontage.

Administrative Services Officer Wheelhouse said the three tracts met zoning requirements. The Hermiston Irrigation District reviewed the plat and had no objections. The county surveyor made several telephone calls following his review.

Following discussion, Commissioner Sargent moved and Commissioner Saylor seconded to approve the final minor partition plat.

*Steve -  
Previous flag  
lot minutes  
info  
FYI Km*

**Flag Lot Proposal/Schnell**

Stan Schnell, owner of property described as 4N 28 11BC Tax Lot 101 located on the west side N.E. 4th Street between Jennie and Catherine, is proposing to subdivide the tax lot into four lots. Surveyor Denny Edwards explained that the existing lot fronts on N.E. 4th Street. Two of the lots created will front on N.E. 4th Street; however, because Tax Lot 101 does not have access to either Jennie or Catherine, they propose to provide access for the two newly created interior lots by means of a 28-foot wide strip running west from 4th dividing the other two lots. Mr. Schnell proposed that 14 feet of the strip would be part of each of the back lots; therefore, this proposal would create two flag lots.

Administrative Services Officer Wheelhouse will contact other cities as to their requirements pertaining to flag lots and will have more information next month along with copies of assessor's maps with areas that have potential for flag lot development.

Commissioner Saylor asked whether the "pole" should be included in the square footage of the lots. She felt houses on the lots would be an improvement over the current vacant lot. Following discussion, it was the consensus of the commission that the "flag" portion must meet the minimum lot requirements without inclusion of the area in the "pole."

Ownership of the driveway was discussed. Mr. Edwards said Mr. Schnell plans to pave the driveway. Inclusion of a cul-de-sac at the west end of the driveway and setback requirements of the houses on the interior lots were also discussed. Commissioner Saylor expressed concern about the driveway not being paved if only one interior lot was sold and felt the developer should be required to pave the 28-foot strip when either interior lot sells.

To preclude problems, Chairman Carper felt legal steps should be taken to assure that the 28-foot strip will remain available for the use of both interior lot owners. Administrative Services Officer Wheelhouse indicated staff felt it should be privately owned and maintained. The minimum width for a public street is 50 feet. Commissioner Van Schoiack expressed concern about cars blocking the cul-de-sac area and possibly restricting emergency vehicle access. Commissioner Saylor asked who would maintain the driveway.

Chairman Carper asked staff to obtain additional information from the fire department on access area requirements for their emergency vehicles.

It was commission consensus to ask Mr. Schnell to attend to answer questions and that a preliminary site plan be presented showing the proposed plan for access. Commissioner Van Schoiack moved and Commissioner Saylor seconded to postpone action on the request until the April meeting. Motion carried unanimously.

**Proposed Replat/Diagonal Boulevard/McGalliard**

Don McGalliard, owner of property described as 4N 28 11AD Tax Lot 900 lying between E. Ridgeway Avenue and Diagonal Boulevard and 9th and 10th, has submitted a proposal to partition it into three lots. Surveyor Denny Edwards explained that one lot would front on E. Ridgeway, one on Diagonal and the third lot would be a flag lot with access onto Diagonal Boulevard with the flag portion on the west boundary of the existing tax lot. Because the area is a recorded subdivision, the action constitutes a replat.

Administrative Services Officer Wheelhouse felt that when new access to the west is provided, the City could proceed with the street vacation. Following discussion with Mr. Burns as to alternative routes for an easement, possibly along the east/west boundary between the Kamerrer and Burns properties, Commissioner Saylor moved and Commissioner Van Schoiack seconded that the City initiate vacation proceedings contingent upon staff approval of a proposed alternate easement. Motion carried unanimously.

**Flag Lot Proposal/N.E. 4th Street/Schnell**

Stan Schnell, owner of property on the west side N.E. 4th Street between Jennie and Catherine, was present to discuss his flag lot proposal which was tabled at last month's planning commission meeting. The property description is 4N 28 11BC Tax Lot 101. Mr. Schnell said he plans to subdivide the original lot into four lots, creating two interior lots and two lots fronting on N.E. 4th Street. Access to the two interior lots will be provided by a 28-foot east/west concrete driveway between the two north lots and two south lots. 14 feet of the driveway will be part of each of the interior lots, and both owners will be required to sign an easement granting use of his 14-foot portion to the other owner to preclude future problems.

Commissioner Saylor asked if there was adequate area for turning around. Mr. Schnell felt 28 feet provided adequate room. Commissioner Sargent asked if the easement would go to the west boundary of the property. Mr. Schnell said it will, and he will give the City an easement for the sewer main on the west boundary of the property.

Commissioner Sargent asked if there was any additional input addressing fire and life safety concerns. Administrative Services Officer Wheelhouse said that Mr. Schnell discussed his proposal with Fire Chief Jim Stearns, who felt a minimum of 25 feet would provide adequate access for emergency vehicles.

Findings of fact were read as follows:

1. The parcel is 200 feet in depth and 228 feet in width, a size that can be subdivided and provide adequate access to the rear lots.
2. No other access to the rear of the property is available.
3. The division into four lots exceeds the minimum lot size requirements for a R-2 Zone.

Staff recommendations for approval were:

1. Access shall be privately owned and maintained by the owners of the flag lots.
2. Access shall be a minimum of 25 feet in width.
3. Access shall be extended a minimum of 60 feet across the flag lot frontage.
4. Access shall be paved.
5. The "pole" (access) portion of the lot shall not be included as part of the lot size of the "flag."

Commissioner Saylor and Commissioner Sargent moved to approve the preliminary plat to divide Tax Lot 101 into four lots, subject to staff recommendations. Motion carried unanimously.

**Partial Replat/Hermiston Orchards Addition/Holt**

Administrative Services Officer Wheelhouse said the City has received a proposal for a partial replat of portions of Lots 2 and 3 in Block A of Hermiston Orchards Addition. This City-owned land was

Administrative Services Officer Wheelhouse will contact other cities as to their requirements pertaining to flag lots and will have more information next month along with copies of assessor's maps with areas that have potential for flag lot development.

Commissioner Saylor asked whether the "pole" should be included in the square footage of the lots. She felt houses on the lots would be an improvement over the current vacant lot. Following discussion, it was the consensus of the commission that the "flag" portion must meet the minimum lot requirements without inclusion of the area in the "pole."

Ownership of the driveway was discussed. Mr. Edwards said Mr. Schnell plans to pave the driveway. Inclusion of a cul-de-sac at the west end of the driveway and setback requirements of the houses on the interior lots were also discussed. Commissioner Saylor expressed concern about the driveway not being paved if only one interior lot was sold and felt the developer should be required to pave the 28-foot strip when either interior lot sells.

To preclude problems, Chairman Carper felt legal steps should be taken to assure that the 28-foot strip will remain available for the use of both interior lot owners. Administrative Services Officer Wheelhouse indicated staff felt it should be privately owned and maintained. The minimum width for a public street is 50 feet. Commissioner Van Schoiack expressed concern about cars blocking the cul-de-sac area and possibly restricting emergency vehicle access. Commissioner Saylor asked who would maintain the driveway.

Chairman Carper asked staff to obtain additional information from the fire department on access area requirements for their emergency vehicles.

It was commission consensus to ask Mr. Schnell to attend to answer questions and that a preliminary site plan be presented showing the proposed plan for access. Commissioner Van Schoiack moved and Commissioner Saylor seconded to postpone action on the request until the April meeting. Motion carried unanimously.

**Proposed Replat/Diagonal Boulevard/McGalliard** FLAG LOT PROPOSAL

Don McGalliard, owner of property described as 4N 28 11AD Tax Lot 900 lying between E. Ridgeway Avenue and Diagonal Boulevard and 9th and 10th, has submitted a proposal to partition it into three lots. Surveyor Denny Edwards explained that one lot would front on E. Ridgeway, one on Diagonal and the third lot would be a flag lot with access onto Diagonal Boulevard with the flag portion on the west boundary of the existing tax lot. Because the area is a recorded subdivision, the action constitutes a replat.

Following review of the proposed replat, the planning commission consensus was that street dedication should be made for future access. The new lot fronting on Diagonal would be 19,420 square feet and the flag lot 23, 910 square feet. Because the minimum lot size in this zone is 9,000 square feet, the staff and commission were concerned that the partition did not fully utilize the existing property, thus increasing the possibility of attempts to further partition the large lots in the future without adequate provisions being made for access.

A second option on the replat was discussed. It allowed one lot on E. Ridgeway, with Lot 7 and the remaining portion Lot 13 becoming one large lot fronting on Diagonal Boulevard.

A third option included dedication of 25 feet along the east boundary of the property for a future street. In the event that the adjoining tax lot would develop, an additional 25 feet could be dedicated to complete the street. This option created five lots and included a cul-de-sac on the south end. Administrative Services Officer Wheelhouse said that current city policy discourages pavement of a half street.

Commissioner Saylor felt it was the planning commission's responsibility to attempt to provide for orderly growth. Commissioner Wamsley was concerned about creating a half street that may never be completed. Discussion followed regarding existing half streets in Hermiston such as W. Johns Avenue and S.E. 6th Street north of E. Highland Avenue. Commissioner Saylor felt such streets had not created major problems, and this replat would not be a high traffic area. Commissioner Sargent felt a dedicated graveled half street was better than a flag lot.

Access onto Diagonal Boulevard, a state highway, was discussed. It was suggested that Mr. Edwards contact the State Highway Department regarding access onto the highway.

Mr. Edwards indicated that if five lots were created in the third option, they may be slightly undersized, around 8,900 square feet, and asked about variance procedures. Because it would be less than 10%, staff felt it could be handled administratively.

Commissioner Van Schoiack moved and Commissioner Saylor seconded to preliminarily approve either the second or third option. Chairman Carper and Commissioners Saylor, Van Schoiack and Sargent voted yes. Commissioner Wamsley voted no. Motion carried. The commission and staff indicated to Mr. Edwards that it would be very helpful if the owner could attend future meetings to answer questions.

CITY OF

# HERMISTON, OREGON

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## WASTEWATER TREATMENT

2205 N. First Place  
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Fax (541) 567-5200

October 22, 1997

Dear Property Owner:

The City of Hermiston Planning Department has received a partition plat from Hank McDonald for a site within 100 feet of your property. Mr. McDonald owns the property. In accord with State of Oregon notice requirements for limited land use decisions specified in ORS 197.195 (3) (c), the City is providing a 14-day period for submission of written comments on the preliminary partition plat. The proposed partition plat is located on the west side of N.W. 7th Street and south of Butte Park. It encompasses approximately 1.13 acres of land. Three lots are proposed. A copy of the proposed partition plat lot configuration is attached.


Written comments must be received at City Hall, 180 N.E. 2nd Street, Hermiston, Oregon, 97838 by 5:00 p.m., November 5, 1997. Issues which may provide the basis for an appeal to the Hermiston City Council or the Land Use Board of Appeals (LUBA) must be raised in writing prior to the expiration of the comment period. Issues must be raised with sufficient specificity to enable the City to respond to the issue.

The criteria that are applicable to this decision are contained in the Subdivision Ordinance No. 858, Sections 5, 6, 7 and 8 and Zoning Ordinance No. 1840, Sections 7 and 16. Copies of all evidence relied upon by the applicant are available for review, and copies can be obtained for a reasonable cost.

The City of Hermiston Planning Commission will review the partition plat at their regular meeting on November 12, 1997, at or after 7:30 p.m. Provided the application meets the applicable criteria and is prepared in accordance with Subdivision Ordinance No. 858, Section 8, the planning commission may accept and approve the partition plat.

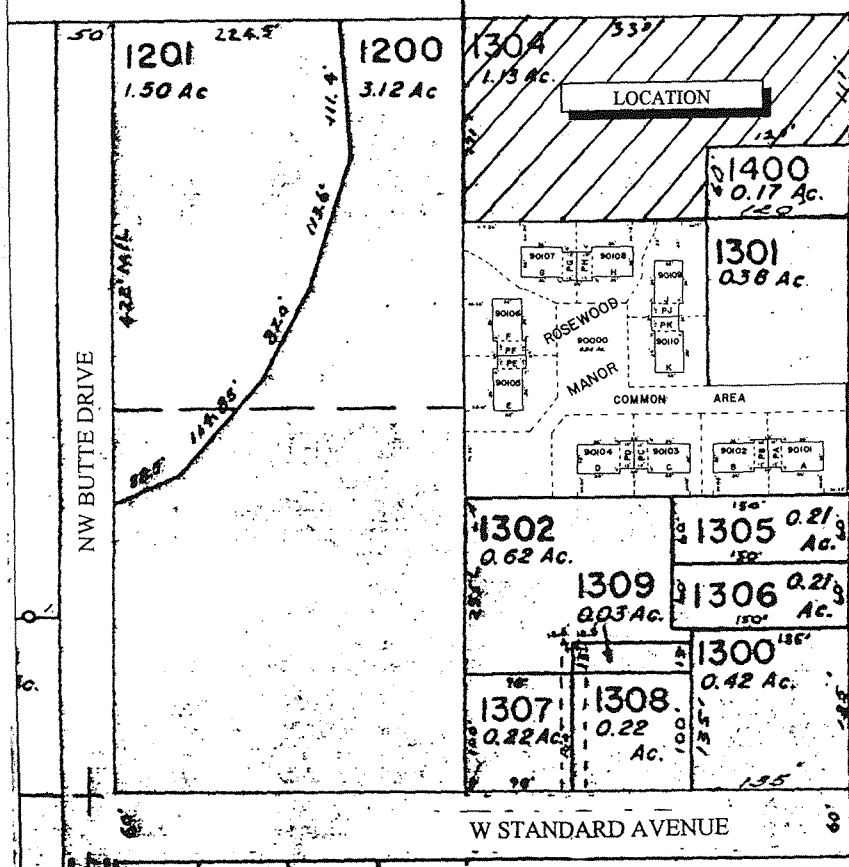
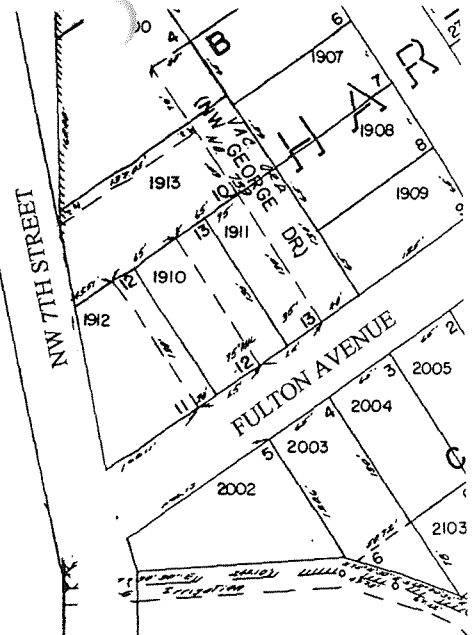
If you have any questions, please call me at (541) 567-5521.

Sincerely,

  
Steven E. Sokolowski  
City Planner

Attachments

100'



NW 7TH STREET

ROCKY HEIGHTS SCHOOL

W STANDARD AVENUE

CITY OF

# HERMISTON, OREGON

**ADMINISTRATION**

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**MUNICIPAL COURT**

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**WASTEWATER TREATMENT**

2205 N. First Place  
Hermiston, OR 97838  
(541) 567-5272  
Fax (541) 567-5200

Date: OCTOBER 17, 1997

TO: Paul Chalmers, Director  
Department of Assessment & Taxation  
Umatilla County Courthouse  
P.O. Box 68  
Pendleton, OR 97801  
FAX (541) 278-5463

FROM: Clint Spencer  
City of Hermiston  
180 N.E. 2nd Street  
Hermiston, OR 97838  
Phone (541) 567-5521  
FAX (541) 567-5530

Please MAIL the names and mailing addresses of owners of the following tax lots to me:

(NAMES AND ADDRESSES ONLY)

*McDONALD*

4N 28 10	4N 28 09 DC TL 800
TL 100	" TL 900
4N 28 10 B TL 100	4N 28 09 DD TL 100
" TL 101	" TL 200
" TL 1200	" TL 201
" TL 1201	" TL 300
" TL 1301	" TL 400
" TL 90106	" TL 500
" TL 90107	" TL 600
" TL 90108	" TL 700
" TL 90109	" TL 701
" TL 90110	" TL 702
" TL 1400	" TL 703
4N 28 10 CC TL 1001	" TL 704
" TL 1100	" TL 705
" 1300	" TL 800
4N 28 09 DC TL 100	
" 600	
" 700	

THANK YOU!  
*Clint*

Mailing list for McDonald Partition

Name	Address
Hermiston School District #8	341 NE 3rd Street Hermiston, OR 97838
US Bureau of Land Management	PO Box 2965 Portland, OR 97208
Thomas Davis	500 NW Butte Drive Hermiston, OR 97838
Norman & Fay Schroth	PO Box 841 Hermiston, OR 97838
Richard & Terrie Edwards	725 NW 7th Hermiston, OR 97838
Robert & Donna Hughes	655 NW 7th Unit F Hermiston, OR 97838
James Bingham	PO Box 82 Dillingham, AK 99576
F C Wood	655 NW 7th Street Hermiston, OR 97838
Larry & Judith Bishop	735 NW 7th Street Hermiston, OR 97838
Clara Hall	655 NW 7th Street #J Hermiston, OR 97838
City of Hermiston	180 NE 2nd St Hermiston, OR 97838

SERIAL  
PROPID..... NAME..... ADDRESS.....  
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- ✓ 135303 R08014N28100000100 SCHOOL DIST #8 341 NE 3RD HERMISTON, O  
R 97838
- ✓ 135318 R08014N2810B000100 USA BUREAU OF LAND MGT PO BOX 2965 PORTLAND, O  
R 97208
- \*→ *out of Sequence*  
✓ 121469 R08014N2810B001200 DAVIS THOMAS E 500 NW BUTTE DR HERMIST  
ON, OR 97838
- ✓ 121471 R08014N2810B001201 SCHROTH NORMAN H & FAY P PO BOX 841 HERMISTON, O  
R 97838
- ✓ 121473 R08014N2810B001301 EDWARDS RICHARD L & TERRIE 725 NW 7TH HERMISTON, O  
R 97838
- ✓ 137629 R08014N2810B090106 HUGHES ROBERT D & DONNA J 655 NW 7TH UNIT #F HERM  
ISTON, OR 97838
- ✓ 137630 R08014N2810B090107 BINGHAM JAMES H PO BOX 82 DILLINGHAM, A  
K 99576
- ✓ 137631 R08014N2810B090108 BINGHAM JAMES H PO BOX 82 DILLINGHAM, A  
K 99576
- \*→ *out of Sequence*  
✓ 137633 R08014N2810B090110 WOOD F C 655 NW 7TH ST HERMISTON  
, OR 97838
- ✓ 121484 R08014N2810B001400 BISHOP LARRY G & JUDITH 735 NW 7TH HERMISTON, O  
R 97838
- ✓ 122724 R08014N2810CC01001 CAMPAGNA MARIO J & EDITH I 3192 ARNOLD PALMER WAY  
%CAMCO MEDFORD, OR 97504
- ✓ 122726 R08014N2810CC01100 HILL RILEY J PO BOX 428 ONTARIO, OR  
97914
- ✓ 135342 R08014N2810CC01300 HIGHLAND AVENUE BAPTIST CHURCH 555 SW 11TH HERMISTON,  
OR 97838
- ✓ 117425 R08034N2809DC00100 MOORE JUANITA M %ROSS WARREN RT 1 BOX 1010 HERMISTON  
, OR & JUANITA 97838
- ✓ 118593 R08014N2809DC00600 SANTIAM PROPERTIES LLC 955 N DOUGLAS STAYTON,  
OR 97383
- ✓ 118595 R08014N2809DC00700 SANTIAM PROPERTIES LLC 1840 PACIFIC CT STAYTON  
, OR 97383

118596	R08014N2809DC0080	SHARP GLENNA M	1550 W HIGHLAND AV HERMISTON,
			OR 97838
144839	R08014N2809DC00900	GRAUER DONALD L & PATRICIA	1580 W HIGHLAND HERMISTON, OR
		%LANE NORVAL & MARY JO, AG	97838
119466	R08014N2809DD00100	SMALL BUSINESS ADM %CAPPER	RT 1 BOX 1036-A HERMISTON, OR
		RONALD C, AG	97838
120038	R08014N2809DD00200	SMALL BUSINESS ADM %CAPPER	PO BOX 567 HERMISTON, O
		RONALD C, AG	R 97838
120039	R08034N2809DD00201	HALLMARK INVESTMENT CO INC	PO BOX 567 STANFIELD, O
		%IBARRA RICARDO & ANTONIA, AG	R 97875
120040	R08034N2809DD00300	CARNER DELLA M	RT 4 BOX 4118 HERMISTON, OR

0 1997 2

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PROPID..... NAME..... ADDRESS.....

97838

✓120042 R08034N2809DD00400 FLEENER ROBERT L 1/2 FLEENER 440 SW 11TH ST HERMISTO  
N, OR  
REMA A 1/2 97838

✓120043 R08014N2809DD00500 WARD PATRICK F & TERRI 530 SW 11TH HERMISTON,  
OR 97838

✓119467 R08014N2809DD00600 SHARKEY WILLIAM P 3RD 540 SW 11TH HERMISTON,  
OR 97838

✓119468 R08014N2809DD00700 POGUE RAYMOND A 919 WEST LEWIS PASCO, W  
A 99301

✓120044 R08014N2809DD00701 CARPENTER CLYDE R & LEILA 1250 W HIGHLAND AVE  
HERMISTON, OR 97838

✓119470 R08014N2809DD00702 POGUE RAYMOND A 919 WEST LEWIS PASCO, W  
A 99301

✓120045 R08034N2809DD00703 OMAN LORRAINE M 1040 W HILGHLAND HERMIS  
TON, OR 97838

✓119471 R08014N2809DD00704 POGUE RAYMOND A 919 WEST LEWIS PASCO, W  
A 99301

✓119473 R08014N2809DD00705 POGUE RAYMOND A 919 WEST LEWIS PASCO, W  
A 99301

✓120048 R08034N2809DD00800 CARPENDTER CLYDE R & LEILA 1250 W HIGHLAND AVE  
HERMISTON, OR 97838

✓119324 R08014N2809DA01400 LEWIS CORNELIOUS M & FRICK 1200 W ORCHARD AVE HERM  
ISTON, PAM F OR 97838

✓120020 R08034N2809DA01200 TREADWELL GORDON L & LARAE 1290 W POPLAR HERMISTON  
, OR %HILL WILLIAM H ETAL, AG 97838

✓120022 R08034N2809DA01201 SWEARINGEN FAMILY TRUST RT 1 BOX 1005 HERMISTON  
, OR %SWEARINGEN JOHN & ARILDA 97838

✓137708 R08014N2809DA01302 HILL WILLIAM H 1290 W POPLAR AVE HERMI  
STON, OR 97838

✓117426 R08034N28B00009402 HERMISTON FIRST CHURCH OF THE PO BOX 908 HERMISTON, O  
R 97838  
NAZARENE

LIST ATNAMES SER.PROPID )LL.NAME ADDR2.CSZ ID-SUPF )BL-SPC LPTR 08:46:04 Oct 2  
0 1997 1

SERIAL

PROPID..... NAME..... ADDRESS.....  
.....

✓ 137632 R08014N2810B090109 HALL CLARA 655 NW 7TH #J HERMISTON  
, OR 97838

135320 R08014N2810B000101 HERMISTON CITY OF %CITY 180 NE 2ND ST HERMISTON  
, OR RECORDER 97838

2 records listed

*Out of Sequence*

37 records listed

The following record ids do not exist:

15D35320

3763DDDD137632

CITY OF HERMISTON

APPLICATION FOR MINOR LAND PARTITION

Applicant's Name: HANK McDONALD Date: 10/2/97

Address: 1005 W JUANITA Phone: 567-5499  
HERMISTON OREGON 97838 (Daytime)  
Pager 564 7726

Lot Owner's Name (If Different): SAME AS ABOVE

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
(Daytime)

Legal Description of Property: Township: 4N Range: 28E Section: 10B

Tax Lot(s): 30A Block(s): NA Lot(s): NA

Current Zoning Designation: R-2 Total Property Area: 1.13 ACRES

Addition/Subdivision: NA

Present Use of Property: VACANT

Reason for Request: REDUCE TO LOT SIZES APPROPRIATE FOR R-2

Applicant's Signature: H. McDonald Date: 10/2/97

I am the  Owner /  Owner's Authorized Representative.  
(If Authorized Representative, attach letter signed by owner.)

Office Use Only

Date Filed: 10/7/97 Received By: Cliff Meeting Date: \_\_\_\_\_ ok

## CRITERIA FOR MAJOR/MINOR PARTITION APPLICATION

The preliminary plat for a major or minor partition may be approved only if the reviewing authority shall find that it satisfies the following criteria:

- A. The proposed preliminary plat is in the conformance with the Hermiston Comprehensive Plan.
- B. The proposed preliminary plat is in conformance with all applicable provisions of this Code, other City Codes and Ordinances, and Oregon Law.
- C. For a minor partition, no creation of a street or road is required.
- D. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.
- E. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.
- F. The parcels are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.
- G. The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.
- H. The existing sewer and water facilities are adequate to serve the proposed development.
- I. The resulting lots will conform to the minimum size standards required in that zone.
- J. Separate water and sewer service will be provided to each parcel as it develops.

OFFICIAL RECEIPT  
**CITY OF**  
**HERMISTON**  
 HERMISTON, OREGON

ACCT. NO. 19100 DATE 10/1 1997  
 REC'D. FROM Linda McDonald

CASH	CHECK	OTHER	AMOUNT
	<u>3818</u>		\$ <u>200.00</u>

minor land  
partition

PAID BY \_\_\_\_\_

	TOTAL	<u>200.00</u>
<u>7029</u>	REC'D. BY	<u>pal</u>

MARTIN BUSINESS SYSTEMS - KENNEWICK, WA 98536 28705-AN D-157

LINDA L McDONALD  
 HENRY J McDONALD  
 1005 W JUANITA AVE 567-5499  
 HERMISTON, OR 97838-9622

3818

Pay to the order of City of Hermiston Oct 1 1997  
Two hundred and 00/100 \$ 200.00  
DOLLARS

**INLAND EMPIRE BANK**  
 P.O. BOX 1170  
 HERMISTON, OREGON 97838

FOR PARTITION FEES  
 NOVEMBER 15 1997  
 1:1232041101: 15 42399 911 3818

© Clarke American

Security features are included. Details on back.

McDonald Minor Partition

11/17/97 3:30 P.M.

I called & left a message  
informing Nabe that all  
conditions approved by the  
Plan Comm. pre-conditions plat  
need to be placed on final by

11/26/97 to get on 12/10/97

Plan Comm agenda (33)

11/26/97

Chuck Niles signed off on  
plat. Goul Danielson dropped  
off on 11/26/97 at 12:20 P.M.

55