

# CITY OF HERMISTON

## Conditional Use Checklist

Request to allow (description) construction of a 30' x 60' pre-engineered open-sided pavilion

Applicant: George Stecker Phone #: 509 457-1619 Date: 7/9/08

Mailing Address: 122 Warren Acres Rd, Yakima WA 98901

Property owners: Church Presiding Bishop Corp Jesus Christ of LDS Phone #: 509 946-0655

Mailing Address: 70 Tri-Gates FM Grp, 1314A Goethals, Richland, WA 99354

Property Description: Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Map & Tax Lot: 4N 28 16AA, TL 100

Zone: R-1

Note: Hearing Before Planning Commission Only

Application & Fee Due 4 Weeks Prior to Hearing

✓1. Application fee of \$475 paid Date: 7/11/08 Receipt No. 9.003704

✓2. Prepare property owners list from Excel file (300') - create mailing list

✓3. Prepare maps with labeling (text box) & county map

✓4. Set Planning Commission meeting date Date: 8/13/08

✓5. Notice of Public Hearing (14 days prior to meeting) to the Herald & city website

✓6. Staff report for Planning Commission 7/25 for a 7/30 publication

✓7. Prepare property owners letter plus seven agencies (14 days prior to meeting) 7/30/08

✓8. Hearing guidelines for Planning Commission Chairman

9. Planning Commission approval  Approved  Denied

10. Mail letter & appeal form to opponents within 5 days (if no appeal filed within 10 days, proceed to Item 12)

11. Notify applicant of Planning Commission decision within 5 days

12. Bill hearing cost: \$ \_\_\_\_\_ (cost of publication)



## Planning Department

180 NE 2<sup>nd</sup> Street

Hermiston, OR 97838

Phone: (541)567-5521

Fax: (541)567-5530

[planning@hermiston.or.us](mailto:planning@hermiston.or.us)

August 14, 2008

George Stecker  
122 Warren Acres Road  
Yakima, WA 98901

Re: Conditional Use Approval – 850 SW 11<sup>th</sup> Street

Dear Mr. Stecker

This is the city's official notification to you that on August 13, 2008, the Hermiston Planning Commission approved a request to construct a new 1,800 square foot outdoor shelter at 850 SW 11<sup>th</sup> Street. Granting of the conditional use request was based upon testimony presented to the planning commission and findings of fact and subject to the following conditions:

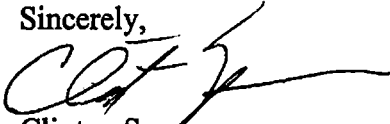
1. Exterior site lighting will be designed to avoid direct interference with adjacent properties.
2. Approval of the conditional use permit will not waive the applicant's responsibility to comply with all building code, fire code and all other code requirements of the City of Hermiston.
3. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to issuance of a building permit.
4. The applicant shall install sufficient facilities to insure that all storm water drainage is retained on site.
5. Applicant shall work with and receive approval from the fire marshal prior to issuance of a building permit.

§157.231 of the Hermiston Code of Ordinances allows an action of the planning commission to be appealed to the city council within 12 days after the date the decision is mailed. As a participant in the hearings process, you have the right to appeal the planning commission's decision to the city council. The deadline for filing an appeal is August 26, 2008. A copy of the city's appeal application is attached for your reference.

An invoice for costs associated with the hearing is enclosed. Please pay this invoice at your earliest convenience.

If you have any questions, please feel free to contact me at (541)567-5521.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clinton Spencer', with a long horizontal flourish extending to the right.

Clinton Spencer  
City Planner

To: City Council of the City of Hermiston

## NOTICE OF APPEAL

1. Title of the decision to be reviewed:

\_\_\_\_\_

2. Date of decision: \_\_\_\_\_

3. State of Interest of person seeking review and that he/she was a party to initial proceedings:

\_\_\_\_\_

\_\_\_\_\_

4. Specific grounds for review. State clearly and separately:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

FILING FEE OF \$375 PLUS  
\$30 ADVANCE FOR OUT-  
OF-POCKET COSTS TO BE  
PAID ON FILING

\$405 filing fee and advance paid \_\_\_\_\_  
Date & initials

\*\*\*Instructions on Reverse Side of This Page\*\*\*

## INSTRUCTIONS

1. Usually Title appears on the Notice of Decision and right of appeal (e.g. "Conditional use at West Park School")
2. Date of Notice (as in #1 above)
3. For example: Neighbor, resident of the city with special interest in subject matter
4. Grounds

### Procedure:

#### Planning Commission

- a. Did not follow rules of order
- b. Commissioner was biased

### Substance:

- a. Wrong reasons were reached in reaching decision
- b. Criteria for allowing permit not supported by facts in that ...
- c. Conditions imposed will not correct the problem of ...

These ideas are merely suggestions. No hard, fast formalities need be followed; however, your reasons for appeal must be understandable. This will allow the city council to be prepared at the time your appeal is heard.

Expenses: Out-of-pocket costs are for postage to mail notice to affected parties and publishing notice in the local newspaper. You will be billed or refunded, depending on actual costs.

COPY

CITY OF HERMISTON  
180 NE 2ND STREET  
HERMISTON OR 97838

**INVOICE**

Phone: (541) 567-5521

Date	Number	Page
08/19/2008	2577	1

**Bill To:** GEORGE STECKER  
122 WARREN ACRES ROAD  
YAKIMA WA 98901

**Customer No.** 384

**Current Invoice Amt:** 47.13

Quantity	Description	Unit Price	Net Amount
0	Conditional Use Permit Notice Publication Fee		47.13

Please return upper portion with your check.

City of Hermiston  
180 N.E. 2nd Street  
Hermiston, OR 97838

**Amount** 47.13

\_\_\_\_\_  
=====

## HERMISTON PLANNING COMMISSION

Regular Meeting

August 13, 2008

Chairperson Saylor called the meeting to order at 7:00 p.m. Commissioners Saylor, Erz, Rebman, Ottmar, Ferguson, Quick, and Caplinger were present. Commissioner Fialka was absent.

### Minutes

Commissioner Rebman moved to approve the minutes of the June 18, 2008 regular meeting. Commissioner Erz seconded the motion and it was approved unanimously.

### Hearing: Request for a Conditional Use Permit/Corner of Evelyn Ave. & Hwy 395/ LaFollette.

Chairman Saylor announced the planning commission is holding a hearing to consider a request for a conditional use permit where the applicants seek to construct a new funeral home/crematory approximately 10, 000 square feet on 2.43 acres of land. The property is located at the southeast corner of hwy 395 and E. Evelyn Avenue and is also described as 4N 28 14AC, Tax Lot 4200. The applicants are Brian and Beverly LaFollette.

### Declaration of Potential Conflict of Interest

Chairman Saylor asked if any commissioner wished to declare a potential conflict of interest. Hearing none, Chairman Saylor opened the hearing at 7:01 p.m.

### Hearing Guidelines

Chairman Saylor read the following guidelines:

- a. The applicable substantive criteria relied upon by the City in rendering the decision to grant the conditional use permit are contained in §157.208 of the Hermiston Code of Ordinances.
- b. Testimony and evidence must be directed toward the criteria described above or other criteria in the comprehensive plan or land use regulations which the person believes apply to the decision.
- c. Failure to raise an issue by the close of the record at or following the hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) or the city council based on that issue.
- d. Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to that issue precludes appeal to LUBA or the city council based on that issue.
- e. Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court.
- f. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The planning commission shall grant such a request by continuing the public hearing pursuant to ORS 197.763(6)(B) or leaving the record open for additional written evidence, arguments or testimony pursuant to ORS 197.763(6)©.

For this hearing, the process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing portion of the procedure will then be closed, and the planning commission will consider the information and testimony received and may render a decision.

Prior to beginning the staff report, City Planner Clint Spencer announced that he wanted the Planning Commission to be aware that his wife is a paid member of the Mortuary District and that regardless of the decision, no financial gain would be forthcoming.

#### Staff Report

City Planner Clint Spencer stated that Beverly and Brian LaFollette have submitted a request for a conditional use permit to construct a new mortuary/funeral home on property located at the southeast corner of E. Evelyn Avenue and Highway 395 South (810 E Evelyn Avenue). The proposal is to construct a two story structure with 9,000 square feet of ground floor area and 1,000 square feet of second story office space. The property is zoned Multi-Family Residential (R-3) and is described as 4N 28 14AC Tax Lot 4200. Per §157.027(B)(1) of the Hermiston Code of Ordinances, a funeral home is a conditional use in all residential zones.

City Planner Spencer also stated that the surrounding uses include single family dwellings and a church to the north along with multi-family dwellings to the east. Additionally, a church sits to the west and to the south lie single family dwellings and commercial developments.

He also reminded everyone that the approval criteria used by the Planning Commission include the following:

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 uses will prove reasonably compatible with surrounding properties.

All properties within 300 feet of the development site were provided a direct mailing of the proposal. Staff received one letter of objection from Anne Emmons along with supplemental testimony documents from David Hadley.

Chairman Saylor asked if there were any questions for City Planner Spencer before opening testimony. There were none.

#### Testimony

##### Proponents:

1. Brian LaFollette, 336 SW Dorion Avenue, PO Box 489 in Pendleton, spoke about his beginnings - how he got into the business with his father and how he took over the business once his father became ill. In 1990, he purchased the business from his mother and in 2006, he took over Burns Mortuary in Pendleton which is considered compatible with the neighborhood there.
2. Beverly LaFollette, 336 SW Dorion Avenue, PO Box 489 in Pendleton, is the funeral director at the Pendleton location. She stated that the plans for the Hermiston site include the installation of a cremation facility. She also expressed her excitement at becoming apart of the community.

Commissioner Saylor asked if there were any questions. Commissioner Erz asked about the

circular symbols on the drawing. Beverly LaFollette replied that those symbols represent trees. City Planner Spencer added that Draft Condition No. 2 was added due to the rather vague landscape plan.

Commissioner Ottmar asked about the relationship between the Burns Mortuary and the LaFollettes. Beverly LaFollette responded by stating that Joe Burns started the mortuary in Hermiston while Charles started the one in Pendleton. Charles Burns later sold it to the LaFollettes.

Commissioner Caplinger asked if there would be funeral services at the Hermiston site and if there would be funeral processions from the site leading to the local cemetery. Beverly LaFollette replied that the site would include a chapel to handle those services and that there would be funeral processions.

Further discussion focused on possible interruption to traffic on Hwy 395. Beverly LaFollette stated that they would be willing to work with ODOT to minimize impact to Hwy 395. Commissioner Saylor asked City Planner Spencer if the Hermiston Police made any comments regarding this conditional use permit. City Planner Spencer stated that the police department was not given opportunity to comment but that he thought it was unlikely that the police would hold up Hwy 395 traffic. Beverly LaFollette added that any impact to traffic would depend on the size of the procession. Commissioners Ottmar and Saylor continued to discuss traffic flow onto Hwy 395 and how Columbia Drive could be used. City Planner Spencer added that SE 9<sup>th</sup> Street, with the new culverts, has no pedestrian access and that it would be better to go to E. Highland Avenue which has signal lights. Commissioner Saylor interjected that even if the light was green, everyone in the procession may not make it through the intersection. Beverly LaFollette reiterated that they would look for the best possible route.

City Planner Spencer advised the group that the planning commission could leave the record open for seven days to obtain traffic study information. Commissioners Rebman and Caplinger thought a traffic study would provide very useful information.

Commissioner Ottmar asked about curved sidewalks. City Planner Spencer referenced Draft Condition No. 3.

Commissioner Saylor asked if there were any additional questions. Hearing none, testimony continued.

3. David Hadley, Attorney At Law, 130 SE 3<sup>rd</sup> Street, Hermiston, delivered a signed copy of his testimony materials. He stated that he felt that the LaFollette Mortuary could meet the conditions found in the staff report and presented the following information to support his conclusion:

- Mortuary facilities are allowed as conditional uses in the R-1 zone which is the most restrictive zone. Since conditional uses in the R-1 zone carry forward to the R-3 zone, this request fits really well in an R-3 zone considering other conditional uses with the potential for greater impact.
- The property is approximately 2.5 acres which is larger than what is required. This provides the opportunity to locate the structure in the middle of the space thereby creating a buffer all around the building.
- Traffic would be sporadic.
- The standard of "reasonable compatibility" with the surrounding properties would be met due to the size of the property, light traffic, and the creation of a buffer zone.

Attorney Hadley also noted that the opposition letter did not indicate why the mortuary

would not be compatible with the neighborhood or how it would turn the neighborhood into a commercial district. Citing Burns Mortuary as an example, Attorney Hadley stated that the introduction of Burns Mortuary did not convert that area to a commercial district. He also mentioned that the neighborhood apartment complex and church were once considered not to be compatible with the neighborhood, yet those properties have not created a problem. In closing, Attorney Hadley provided comment from Oasis of Hope Church stating that from the church's perspective, the mortuary would be a benefit to the community and that the location is perfect.

**Opponents:**

1. Marion Ford, 1375 Hwy 395, Hermiston, testified that her property is adjacent to the lot proposed for the mortuary and that she has already lost property value due to the apartment complex and the flow of Wal-Mart trucks. She said that the zoning was changed without notice and that she does not like the idea of the crematory running at night, right outside of her bedroom window.
2. William Ford, 1375 Hwy 395, Hermiston, testified that he found the construction of a crematory so close to his property to be bothersome and that he hoped that the structure would not be a tent. He felt that the mortuary would impact his livability, his values, and the traffic flow.

The comments made by the Fords were addressed as follows:

- City Planner Spencer - changes in zoning does require citizen notification which is now fulfilled by direct mailings. Previously, publication in the local paper was the only method.
- Beverly LaFollette – operating the crematory at night would depend on how busy they were. More than likely, it would not run at night. Additionally, you would not see smoke; rather, you would see the heat wave. Also, there would not be any noticeable odor due to tight regulations. City Planner Spencer added that he has never fielded any complaints regarding other mortuaries.
- City Planner Spencer – tents cannot be more than 400 square feet; the proposed building has a footprint of 9,000 square feet.

Hearing no further testimony, Chairman Saylor closed the hearing at 7:37 p.m.

Chairman Saylor asked for any Commissioner questions. Commissioner Caplinger asked if it was possible to defer making a decision until a traffic study was completed. City Planner Spencer advised that a decision could be reached however, the record could be left open for additional evidence.

Commissioner Erz asked City Planner Spencer how long it would be before a signal light would be placed at Columbia Drive. He responded by saying that it depends on how soon the City meets the ODOT standard for turning movement.

Commissioner Rebman voiced her interest in traffic patterns on weekends versus weekdays. Commissioner Quick thought it would take only 3-5 minutes to cross Hwy 395 traffic, making no major traffic impact. Commissioner Ottmar mentioned a recent funeral procession of approximately 90 cars which crossed Hwy 395 in less than 5 minutes. He added that the police did block traffic which did not create any problems.

Both Commissioners Caplinger and Rebman thought that the police need to provide input.

Findings of Fact

Chairman Saylor directed the commissioners' attention to the findings and asked the City Planner about including a traffic impact study. City Planner Spencer replied that it can be added as a condition. The Commissioners agreed to add an additional

Commissioner Ottmar moved and Commissioner Erz seconded the motion to accept the findings listed as follows:

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

1. A mortuary/crematory is allowed conditionally in the R-1 zone per §157.025(B)(8) of the Hermiston Code of Ordinances.
2. Conditional uses which are permitted in the R-1 zone are also permitted in the R-3 zone per §157.027(B)(1) of the Hermiston Code of Ordinances.

**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. The property is a 2.43 acre corner lot.
4. The building footprint of 9,000 square feet will not exceed the 35% lot coverage requirement in the R-3 zone as required by §157.027(F).
5. The building will not exceed the 35 foot maximum building height in the R-3 zone as required by §157.027(E).
6. The proposed mortuary will provide seating for 200 people. Per §157.176 of the Hermiston Code of Ordinances, a mortuary shall provide one parking space for every four seats. Therefore 50 parking spaces are required and 53 parking spaces are proposed.
7. Landscaped areas are tentatively shown on the site plan but no landscape plan is included. The city will require the submission of a detailed landscape plan prior to issuance of a building permit.

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

8. All property access will be from E Evelyn Avenue. This street has adequate capacity and intersection spacing to allow mortuary functionality. No access is proposed to Highway 395.
9. The property is serviced by water and sewer lines in E Evelyn Avenue. These facilities are adequate to accommodate the proposed use.

**The proposed use will prove reasonably compatible with surrounding properties**

10. Surrounding properties include churches to the north and west, single family homes to the south, and an apartment complex to the east. The mortuary is a quiet and non-intrusive use similar in character to the two existing churches nearby.
11. The facility will incorporate architectural elements from neighboring properties to blend with existing development.

Decision

Staff has reviewed the conditional use permit and finds that the proposal is consistent with the zoning standards. Subject to any additional conditions the planning commission finds necessary as a result of the hearing, the following draft conditions are presented:

1. New parking spaces shall be installed as shown on the site plan. All areas used for the standing and maneuvering of vehicles shall be paved prior to occupancy.
2. The applicant shall submit a landscape plan to planning staff for approval prior to issuance of a building permit. Landscaping shall be installed per the landscape plan and prior to occupancy.
3. Sidewalks shall be installed along the E Evelyn Avenue and Highway 395 frontages of the lot prior to occupancy.
4. Exterior site lighting will be designed to avoid direct interference with adjacent properties.
5. All signage must be installed in conformance with Chapter 155 of the Hermiston Code of Ordinances and shall require a permit from the Community Development Department.
6. 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 the underground storage of gasoline and diesel fuels.
7. Approval of the conditional use permit will not waive the applicant's responsibility to comply with all building code, fire code and all other code requirements of the City of Hermiston.
8. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to issuance of a building permit.
9. The applicant shall install sufficient facilities to insure that all storm water drainage is retained on site.
10. Applicant shall work with and receive approval from the fire marshal prior to issuance of a building permit.
11. Applicant shall work with the Hermiston Police Department to establish traffic and funeral procession procedures and submit said procedures to the Planning Department for approval prior to issuance of a building permit.

**Staff Recommendation**

Staff recommends that the findings, as may be amended, be adopted and the conditional use permit be approved, subject to the draft conditions and based upon the findings of fact.

Commissioner Erz made a motion to approve the conditional use permit subject to the 11 conditions. Commissioner Quick seconded the motion; motion passed unanimously.

**Hearing: Request for a Conditional Use Permit/850 SW 11<sup>th</sup> Street/ LDS Church.**

Chairman Saylor announced the planning commission is holding a hearing to consider a request for a conditional use permit where the applicant seeks to construct a 1,800 square foot pre-engineered open-sided pavilion on 1.75 acres of land. The property is located at 850 SW 11<sup>th</sup> Street and is also described as 4N 28 16AA, Tax Lot 100. The applicant is George Stecker.

Declaration of Potential Conflict of Interest

Chairman Saylor asked if any commissioner wished to declare a potential conflict of interest. She also stated that she lives within 300 feet and received notice of the hearing. Hearing none, Chairman Saylor opened the hearing at 7:55 p.m.

Hearing Guidelines

Chairman Saylor read the following guidelines:

- a. The applicable substantive criteria relied upon by the City in rendering the decision to grant the conditional use permit are contained in §157.208 of the Hermiston Code of Ordinances.
- b. Testimony and evidence must be directed toward the criteria described above or other criteria in the comprehensive plan or land use regulations which the person believes apply to the decision.
- c. Failure to raise an issue by the close of the record at or following the hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) or the city council based on that issue.
- d. Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to that issue precludes appeal to LUBA or the city council based on that issue.
- e. Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court.
- f. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The planning commission shall grant such a request by continuing the public hearing pursuant to ORS 197.763(6)(B) or leaving the record open for additional written evidence, arguments or testimony pursuant to ORS 197.763(6)©.

For this hearing, the process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing portion of the procedure will then be closed, and the planning commission will consider the information and testimony received and may render a decision.

Staff Report

City Planner Clint Spencer stated that George Stecker submitted a request for a conditional use permit on behalf of the Hermiston Congregation of the Church of Jesus Christ of Latter Day Saints. The purpose of the application is to construct a new 1,800 square foot picnic shelter on property located at the southwest corner of 11<sup>th</sup> and S. Highland Avenue. The property is zoned Single Family Residential (R-1) and is described as 4N 28 16AA Tax Lot 100. Per §157.025(B)(2) of the Hermiston Code of Ordinances, a church is a conditional use in all residential zones. An expansion of an existing conditional use must be approved by the planning commission subject to the procedures for a conditional use permit.

All properties within 300 feet of the development site were provided a direct mailing of the proposal. Staff did not receive any objections as a result of that mailing.

Chairman Saylor asked if there were any further comments before opening testimony. There were none.

Testimony

Proponents:

1. George Stecker, 122 Warren Acres Road, Yakima, Washington, explained that he is working with the Church on the project and described that the pavilion will have tables for picnic use and other applications. He went on to say that this structure would not increase the number of people as it is similar in use as the ball-field. A drinking fountain would be installed along with lighting which will be shielded as not to shine outward. The structure would also be weather resistant. Mr. Stecker pointed out that on the Westside, was a large undeveloped area.

Commissioner Erz asked about the access to that undeveloped area. City Planner Spencer replied that it does have a sewer easement which does not grant any access to this R-2 zoned lot.

Commissioner Erz asked about restroom facilities. Mr. Stecker replied that no new restroom facilities would be installed. Commissioner Ottmar stated the current structures are brick and asked if this pavilion would be constructed out of steel. Mr. Stecker replied yes. Commissioner Ferguson commented that it could become a pigeon magnet.

Hearing no further testimony, Chairman Saylor closed the hearing at 8:05 p.m.

Chairman Saylor asked for any Commissioner questions. No additional questions were asked.

Findings of Fact

Chairman Saylor stated that the staff report has 7 findings.

Commissioner Rebman moved and Commissioner Quick seconded the motion to accept the findings listed as follows:

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

1. The facility is an accessory use to the existing church and athletic field. Accessory uses are permitted per §157.136(A) of the Hermiston Code of Ordinances provided they conform with all the requirements of the zone in which they are located.
2. A church is a conditional use in the R-1 zone per §157.025(B)(2) of the Hermiston Code of Ordinances.

**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. The recreational field portion of the site is approximately 1.75 acres. This area is adequate in size and shape to accommodate the recreational shelter.
4. The users of the new facility will be the same users of the church and athletic field.

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

5. No additional public facilities are required to construct the shelter.

**The proposed use will prove reasonably compatible with surrounding properties**

6. The proposed shelter is similar in character to the athletic field. Each has a small to large groups of people when activities are scheduled.
7. The picnic shelter will be located in an area previously occupied by a baseball infield and backstop which were relocated to the northeast corner of the property. Noise and other activities from the pavilion will be similar to those generated by the backstop when it was located on this portion of the property.

Decision

Staff has reviewed the conditional use permit and finds that the proposal is consistent with the zoning standards. Subject to any additional conditions the planning commission finds necessary as a result of the hearing, the following draft conditions are presented:

1. Exterior site lighting will be designed to avoid direct interference with adjacent properties.
2. Approval of the conditional use permit will not waive the applicant's responsibility to comply with all building code, fire code and all other code requirements of the City of Hermiston.
3. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to issuance of a building permit.
4. The applicant shall install sufficient facilities to insure that all storm water drainage is retained on site.
5. Applicant shall work with and receive approval from the fire marshal prior to issuance of a building permit.

**Staff Recommendation**

Staff recommends that the findings, as may be amended, be adopted and the conditional use permit be approved, subject to the draft conditions and based upon the findings of fact.

Commissioner Caplinger made a motion to approve the conditional use permit subject to the conditions. Commissioner Rebman seconded the motion; motion passed unanimously.

**Planner Comments and Unscheduled Communications**

City Planner Spencer briefly described a current project. The task is to make improvements to the downtown area. He has been working with Marti Stivens and business owners to brainstorm on ways of creating a gathering place using seating, arches, and façade improvements. Drawings were shown which included new streetlights, planter beds, and seating.

Additional ideas included allowing sandwich boards which conformed to specific standards and to

make pedestrian friendly areas by lowering the sidewalk (or raising the street) and adding the ability to shut the street off from traffic for special events. Improvements could be completed in stages. It was hoped that Periodic Review would provide some funding for this project.

On another topic, Commissioner Ferguson asked if a response was received pertaining to the letter sent to the Ethics Committee. At this time, no response has been received.

Commissioner Rebman asked about upcoming activity. City Planner Spencer stated that September will probably be busy due to several new projects.

There was no further business and the meeting was adjourned at 8:20 p.m.

**HERMISTON  
PLANNING COMMISSION**

**Regular Meeting**

**August 13, 2008**

**A G E N D A**

1. **CALL TO ORDER** - 7:00 p.m.

2. **MINUTES** of the June 18, 2008 regular planning commission meeting

3. **HEARING** – At or after 7:00 p.m.

A. Consider a request for a conditional use permit where the applicants seek to construct a new funeral home/crematory approximately 10,000 square feet. The property is located at 810 E. Evelyn Avenue and the applicants are Brian and Beverly LaFollette.

- 1) Declaration of potential conflict of interest
- 2) Hearing guidelines
- 3) Open hearing
- 4) Public testimony (people wishing to speak are asked to come to the microphone and state their names and mailing addresses)
  - a. Proponents
  - b. Opponents
- 5) Close Hearing
- 6) Findings of Fact  
Action – Motion to Approve
- 7) Decision  
Action – Motion to Approve

4. **HEARING** – At or after 7:00 p.m.

B. Consider a request for a conditional use permit where the applicant seeks to construct a 1,800 square foot pre-engineered open-sided pavilion. The property is located at 850 SW 11<sup>th</sup> Street and the applicant is George Stecker.

- 1) Declaration of potential conflict of interest
- 2) Hearing guidelines
- 3) Open hearing
- 4) Public testimony (people wishing to speak are asked to come to the microphone and state their names and mailing addresses)
  - a. Proponents
  - b. Opponents
- 5) Close Hearing
- 6) Findings of Fact  
Action – Motion to Approve
- 7) Decision  
Action – Motion to Approve

5. **UNFINISHED BUSINESS**

**6. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATIONS.**

A. Planner comments

B. Unscheduled communications and general discussion

**7. ADJOURN**



## Planning Department

180 NE 2<sup>nd</sup> 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:** Conditional Use Permit – LDS Church  
**Date:** August 1, 2008

George Stecker has submitted a request for a conditional use permit on behalf of the Hermiston Congregation of the Church of Jesus Christ of Latter Day Saints. The purpose of the application is to construct a new 1,800 square foot picnic shelter on property located at 850 SW 11<sup>th</sup> Street. The property is zoned Single Family Residential (R-1) and is described as 4N 28 16AA Tax Lot 100. Per §157.025(B)(2) of the Hermiston Code of Ordinances, a church is a conditional use in all residential zones. An expansion of an existing conditional use must be approved by the planning commission subject to the procedures for a conditional use permit.

All properties within 300 feet of the development site were provided a direct mailing of the proposal. Staff did not receive any objections as a result of that mailing.

**Applicant:** George Stecker, AIA

**Property Owner:** Hermiston Congregation of the Church of Jesus Christ of Latter Day Saints

**Property Location:** The property is described as 4N 28 16AA Tax Lot 100. The property is located at 850 SW 11<sup>th</sup> Street.

**Existing Use:** The property contains a church and athletic field.

**Surrounding Uses:** To the north lies vacant commercial land. To the west lies multi-family dwellings. To the south and east lie single family dwellings.

**Existing Zoning:** The property is zoned Single Family Residential (R-1).

**Surrounding Zoning:** Lands to the north are zoned Outlying Commercial (C-2). Lands to the west are zoned Duplex Residential (R-2). Lands to the east are zoned Single Family Residential (R-1). Lands to the south are zoned Multi-Family Residential (R-3).

### 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**

The facility is an accessory use to the existing church and athletic field. Accessory uses are permitted per §157.136(A) of the Hermiston Code of Ordinances provided they conform with all the requirements of the zone in which they are located.

A church is a conditional use in the R-1 zone per §157.025(B)(2) of the Hermiston Code of Ordinances.

#### **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**

The recreational field portion of the site is approximately 1.75 acres. This area is adequate in size and shape to accommodate the recreational shelter.

The users of the new facility will be the same users of the church and athletic field.

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

No additional public facilities are required to construct the shelter.

#### **The proposed use will prove reasonably compatible with surrounding properties**

The proposed shelter is similar in character to the athletic field. Each has a small to large groups of people when activities are scheduled.

The picnic shelter will be located in an area previously occupied by a baseball infield and backstop which were relocated to the northeast corner of the property. Noise and other activities from the pavilion will be similar to those generated by the backstop when it was located on this portion of the property.

### **Draft Conditions**

Subject to any additional conditions the planning commission finds necessary as a result of the hearing, the following draft conditions are presented:

1. Exterior site lighting will be designed to avoid direct interference with adjacent properties.
2. Approval of the conditional use permit will not waive the applicant's responsibility to comply with all building code, fire code and all other code requirements of the City of Hermiston.
3. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to issuance of a building permit.
4. The applicant shall install sufficient facilities to insure that all storm water drainage is retained on site.
5. Applicant shall work with and receive approval from the fire marshal prior to issuance of a building permit.

### **Staff Recommendation**

Staff recommends that the findings, as may be amended, be adopted and the conditional use permit be approved, subject to the draft conditions and based upon the findings of fact.

# 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: George Stecker, AIA (Architect) Date: July 9, 2008  
Address: 122 Warren Acres Road, Yakima, WA 98901 Phone: 509-457-1619  
(Daytime)

Property Owner(s) Name (If Different): Corp Presiding Bishop, Church Jesus Christ of LDS  
Address: % Tri-Cities FM Group, 1314A Goethals, Richland, WA 99354 Phone: 509-946-0655  
(Daytime)

Legal Description of Property: Assessor's Map No: 4N2816AA Tax Lot No: 100  
Comprehensive Plan Designation: \_\_\_\_\_ Zoning Designation: \_\_\_\_\_  
Current Use of Property: Church Meetinghouse and ball field

Request to Allow:

Construction of 30' x 60' pre-engineered, open-sided picnic pavilion. Structure to have metal roof and concrete slab, with lighting and picnic tables.

**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 facility is an accessory use to the existing church building and ball field. Accessory uses are allowed. Because the Church was constructed under a conditional use permit, this proposal requires a modification to the original CUP. Since the ball field/recreational field is existing, the addition of the picnic shelter will not constitute a significant increase in noise or use of the existing area.

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 ball field/recreational field portion of the overall site is 1.75 acres, more than adequate for the current and proposed use. The users of the facilities will be the same as current users.

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

The proposal does not require additional public facilities, utilities, etc.

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

The existing ball field use is very similar to the proposed pavilion. Each have small to large groups of people when activities are scheduled. Impacts on surrounding areas and properties will be the same. The ball field infield and backstop were previously located in the area of the proposed pavilion, but were recently moved to the northeast corner of the play area portion of the overall parcel. Thus, picnic activities and noise at the proposed pavilion location will be somewhat similar in nature to the noise and activity that was previously experienced in the same location when ball games were held.

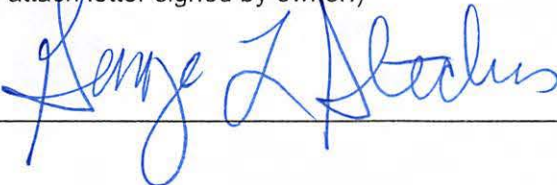
ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

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:  Date: July 9, 2008

**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.

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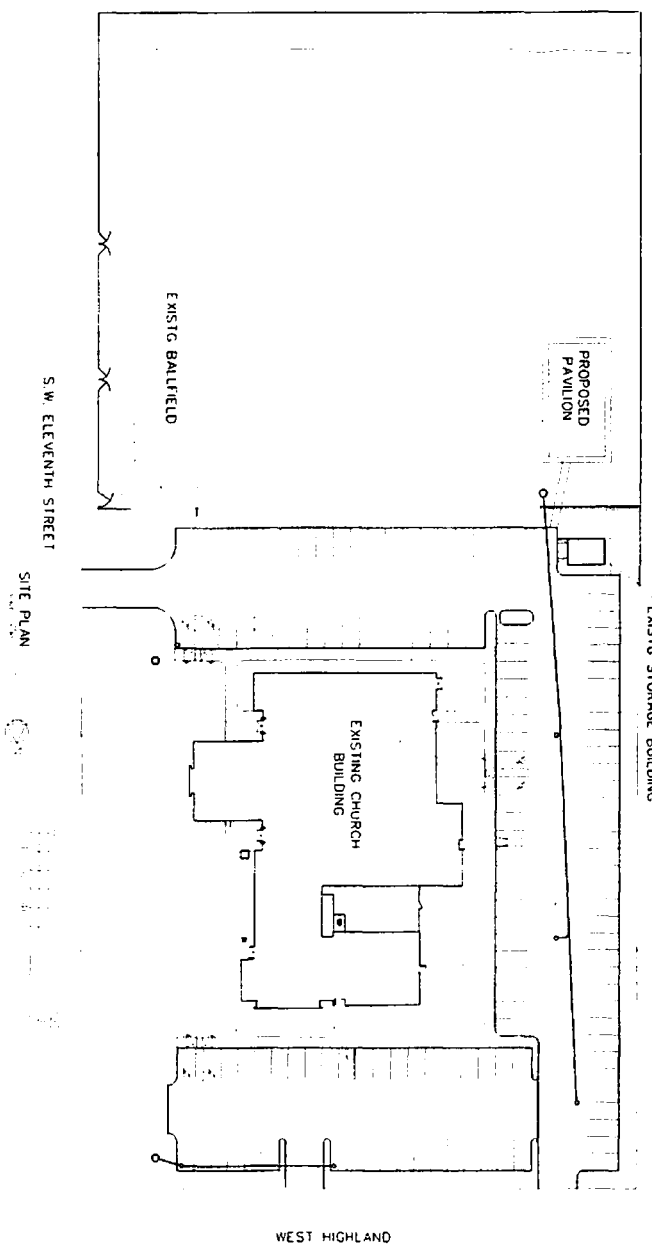
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**OFFICE USE ONLY**

Date Filed: 7/9/08 Received By: R Goodman Meeting Date: 8/13/08

Fee: \$475.00 Date Paid: 7/11/08 Receipt No: 9.003704





S.W. ELEVENTH STREET  
SITE PLAN

EXISTG BALLFIELD

PROPOSED PAVILION

EXISTING CHURCH BUILDING

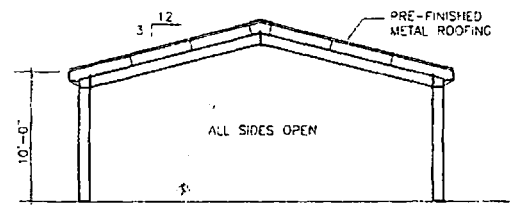
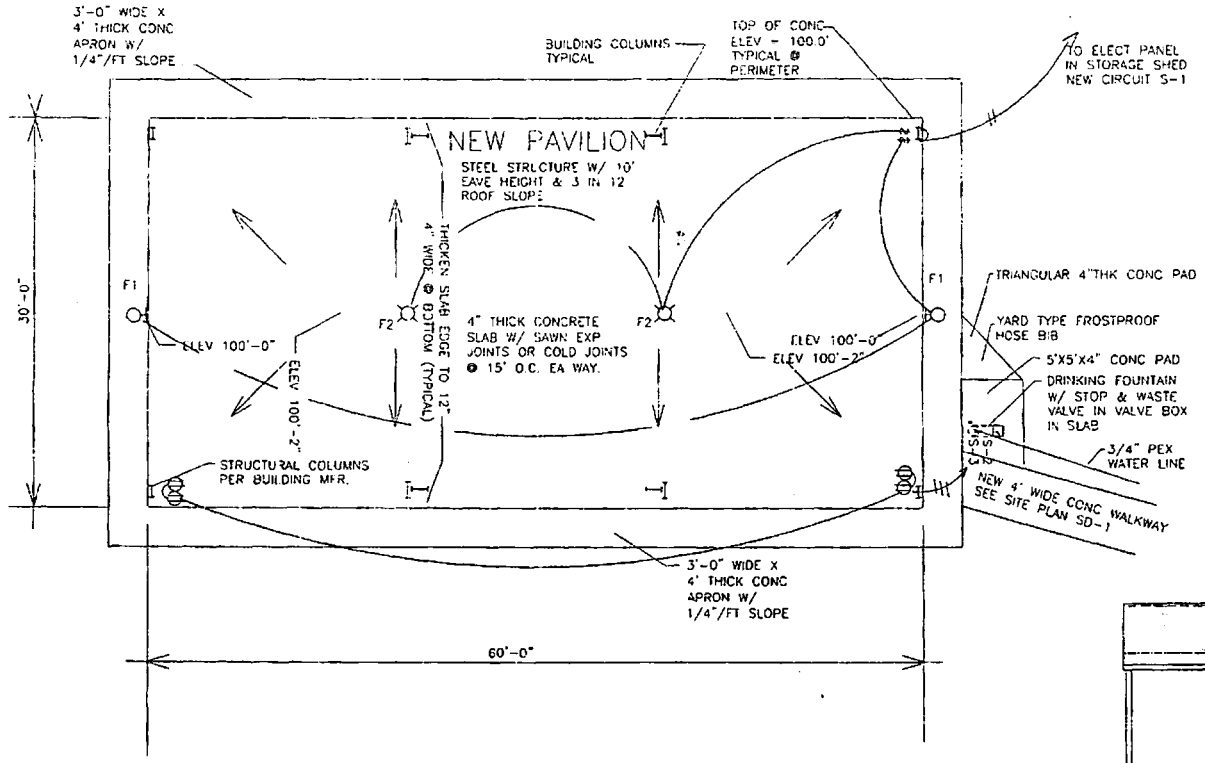
EXISTG STORAGE BUILDING

WEST HIGHLAND

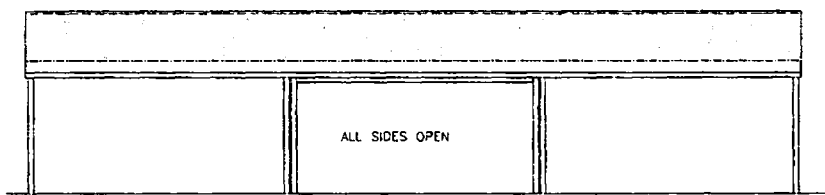
<p>SD-1</p>	<p>SITE PLAN</p>	<p>DATE: 08/11/11          DRAWN BY: [Signature]          CHECKED BY: [Signature]          PROJECT: PAVILION FOR HERMISTON, OR STAKE LURC</p>	<p>Project for:  <b>THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</b></p>	<p><b>PAVILION FOR HERMISTON, OR STAKE LURC</b>          HERMISTON, OREGON STAKE          650 SW ELEVENTH, HERMISTON, OR 97838</p>	<p>Stonker Design &amp; Consulting Architect          122 Warren Access Rd          YAKIMA, WA 98901          Tel: (509) 457-8600 Fax: (509) 248-3361          www.stonker1.com</p>
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PLAN NOTES

- NOTE 1. INSTALL DRAIN IN CONCRETE UNDER DRINKING FOUNTAIN. PIPE TO ROCK POCKET BELOW GRADE, 3 CU FT VOLUME, MIN.
- NOTE 2. LIGHT FIXTURES  
 F1 = 150 WATT HIGH PRESSURE SODIUM FIXTURE W/ LAMP, LITHONIA TFR150SRB175 OR APPROVED ALTERNATE, MOUNT ON GABLE END STRUCTURE  
 F2 = 150 WATT HIGH PRESSURE SODIUM CEILING MOUNT FIXTURE W/ LAMP, LITHONIA MODEL KACM150SDPP120 OR APPROVED ALTERNATE.
- NOTE 3. ELECTRICAL RECEPTACLES TO BE TWO-GANG DUPLEX RECEPTACLES ON 4 SQUARE BOX W/ W.P. COVERS. EACH RECEPTACLE LOCATION TO BE ON SEPARATE 20 AMP. GROUND FAULT TYPE CIRCUIT BREAKER. INSTALL NEW IN EXISTING STORAGE BUILDING PANEL (CUTTER-HAMMER) - VERIFY PANEL MFR & TYPE FOR BREAKER MATCH.

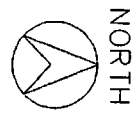


PAVILION END ELEVATION  
 SCALE 3/16" = 1'-0"



PAVILION SIDE ELEVATION  
 SCALE 3/16" = 1'-0"

PAVILION FLOOR PLAN  
 SCALE 3/16" = 1'-0"



IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR UMATILLA COUNTY

} AFFIDAVIT OF PUBLICATION

STATE OF OREGON  
County of Umatilla } ss

I, Dayle Stinson being duly sworn, depose and say that I am the principal clerk of the publisher of the Hermiston Herald, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Pendleton in the aforesaid county and state; that the

# 4449- NOTICE OF PUBLIC HEARING

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a printed copy of which is hereto annexed; was published in the entire issue of said newspaper for 1 successive and consecutive issues in the following issues:

JULY 30, 2008

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Subscribed and sworn to before me on this, 31 day of

JULY, 2008



Dayle Stinson

Stacey D Beaver

Notary Public of Oregon

---

**Legal Notices**

**#4449**  
**NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN that the Hermiston Planning Commission will hold a public hearing on the 13th day of August, 2008 at or after 7:00 p.m. in the council chambers of the City Hall, 180 NE 2nd Street, Hermiston, Oregon. The purpose of the hearing is to consider a request for a conditional use permit from George Stecker.

The property is owned by The Church of Jesus Christ of Latter Day Saints who seek to construct a 1,800 square foot pre-engineered open-sided pavilion. The request is defined as a conditional use and requires approval from the planning commission subject to the provisions for a conditional use permit prior to obtaining a building permit. The proper-

**Legal Notices**

ty lies in a Single Family Residential zone and is described as 4N 28 16AA, Tax Lot 100. All interested persons may attend. Questions, comments or correspondence should be addressed to the City of Hermiston Planning Department, 180 NE 2nd Street, Hermiston, OR 97838.  
(Robert D. Irby)  
City Recorder  
July 30, 2008

*Planning Department*

*180 NE 2<sup>nd</sup> Street*

*Hermiston, OR 97838*

*Phone: (541)567-5521*

*Fax: (541)567-5530*

*planning@hermiston.or.us*

August 5, 2008

Dave D. Makens & Teresa Delay  
1075 10<sup>th</sup> Place  
Hermiston, OR 97838

Dear Property Owners:

Enclosed is the original mailing regarding the proposed construction of an open-sided pavilion by the Church of Jesus Christ of Latter-Day Saints. This mailing was originally sent to you at the address recorded by the Assessor's Office.

If you have any questions regarding your appropriate mailing address, please contact the Assessor's Office. If your questions relate to the contents of the letter, please contact the City Planner at the phone number listed above.

Sincerely,

Rhonda Goodman  
Zoning Clerk

*Planning Department*

*180 NE 2<sup>nd</sup> Street*

*Hermiston, OR 97838*

*Phone: (541)567-5521*

*Fax: (541)567-5530*

*planning@hermiston.or.us*

August 5, 2008

Janice K. Nichols  
920 E. 10<sup>th</sup> Street  
Hermiston, OR 97838

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*Hermiston, OR 97838*

*Phone: (541)567-5521*

*Fax: (541)567-5530*

*planning@hermiston.or.us*

August 5, 2008

James E. Waldo  
940 10<sup>th</sup> Street  
Hermiston, OR 97838

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Sincerely,

Rhonda Goodman  
Zoning Clerk

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*180 NE 2<sup>nd</sup> Street*

*Hermiston, OR 97838*

*Phone: (541)567-5521*

*Fax: (541)567-5530*

*planning@hermiston.or.us*

August 5, 2008

Richard E. Dare & Gail L. Geddis  
960 SW 10<sup>th</sup> Place  
Hermiston, OR 97838

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Sincerely,

Rhonda Goodman  
Zoning Clerk



*Planning Department*  
180 N.E. 2nd Street  
Hermiston, OR 97838-1860  
Phone (541) 567-5521 • Fax (541) 567-5530  
E-mail: [planning@hermiston.or.us](mailto:planning@hermiston.or.us)

July 30, 2008

Dear Property Owner:

The Hermiston Planning Commission will hold a public hearing on Wednesday, August 13, 2008 at or after 7:00 pm, in the Council Chambers of the City Hall, 180 NE 2<sup>nd</sup> Street, Hermiston, Oregon. The purpose of the hearing is to consider a request to construct a 1,800 square foot pre-engineered open-sided pavilion. The property is located at 850 SW 11<sup>th</sup> Street. The applicant is George Stecker. This request is a conditional use per §157.025(B)(2) of the Hermiston Code of Ordinances and requires approval from the Planning Commission. The property lies in a Single Family Residential zone (R-1) and is described as 4N 28 16AA Tax Lot 100.

The public hearing process begins with the staff report, followed by testimony from the applicant and any other supporters of the application. This will be followed by opponents of the application. Finally, a rebuttal by the applicant will be allowed. The public hearings portion of the procedure will then be closed and the Planning Commission will consider the information and testimony received and may render a decision.

Based upon the testimony provided at the hearing, the Planning Commission will develop findings of fact to justify approval or denial of the requested conditional use. The specific criteria relied upon by the City in rendering a decision are contained within §157.205 through 157.210 of the Hermiston Code of Ordinances. In permitting the conditional use, the City may impose, in addition to those standards and requirements expressly specified in the code of ordinances, other conditions which the City considers necessary to protect the best interests of the surrounding property or the City as a whole.

Failure to raise an issue during the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the Planning Commission an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) or the City Council based on that issue. Any appeal will be on the record unless directed otherwise by the City Council.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost at the city hall. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost.

Written testimony will be received until 5:00 pm, August 13, 2008 at the Planning Department in the City Hall. Oral testimony will be received during the hearing. If you have any questions, please call (541) 567-5521.

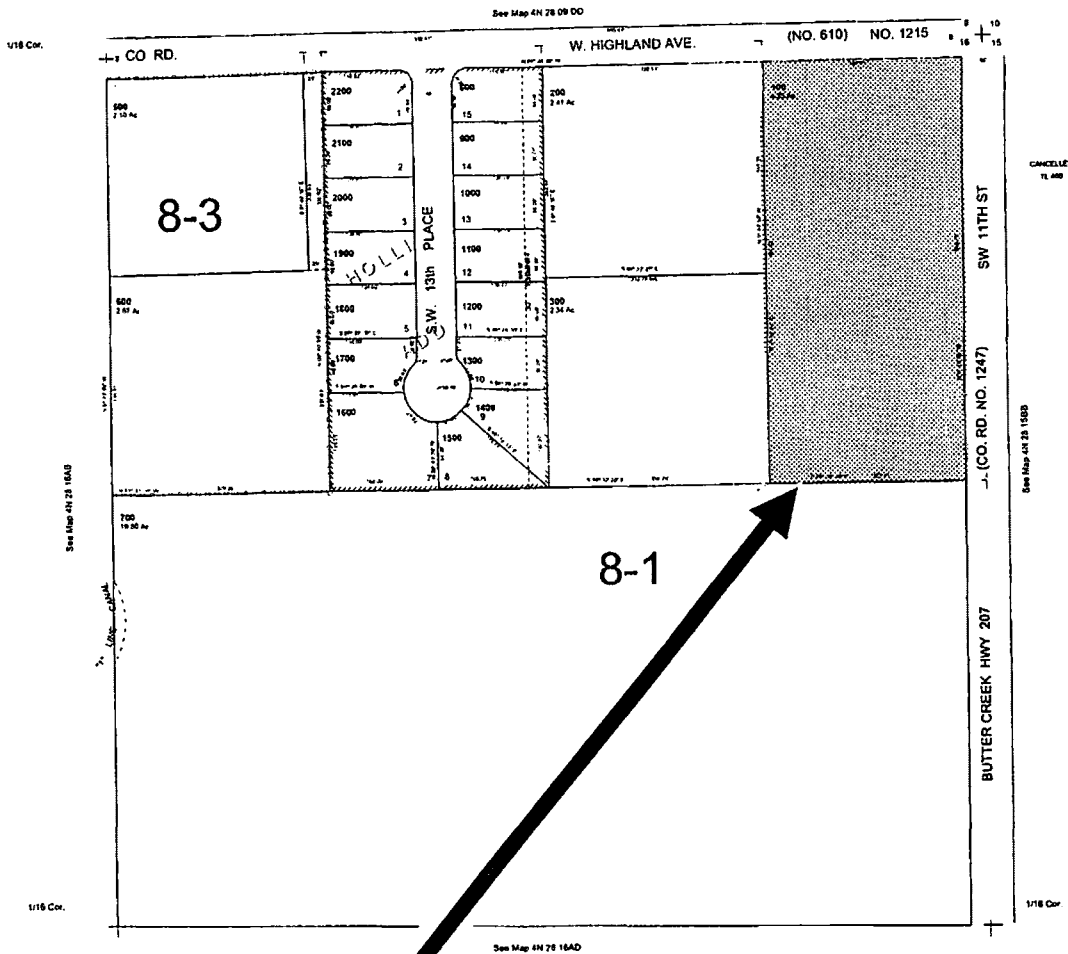
Sincerely,

Clinton F. Spencer  
City Planner

This map was prepared for assessment purposes

NE 1/4 NE 1/4 SEC 16 T4N R28E WM  
UMATILLA COUNTY  
SCALE 1"=100'

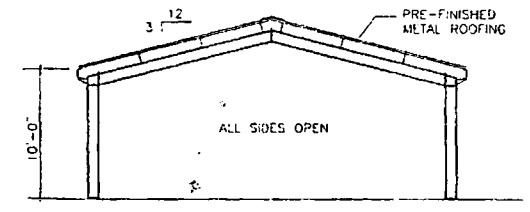
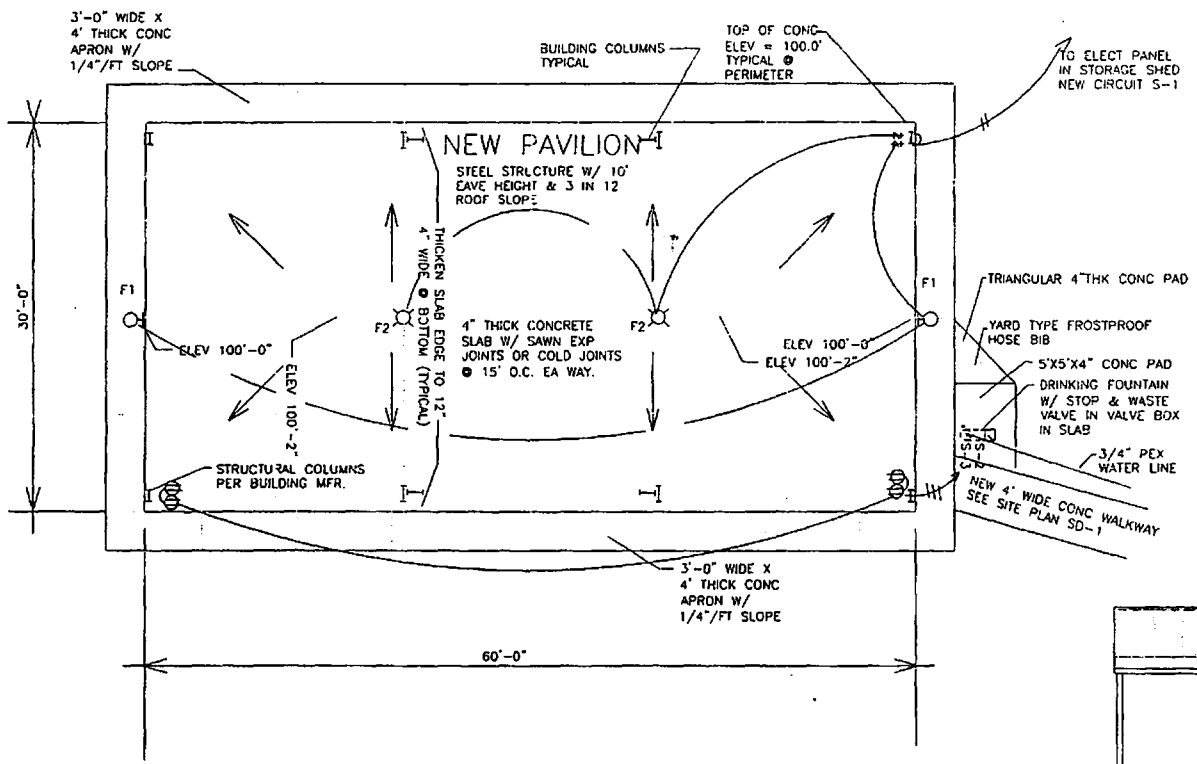
4N 28 16AA  
AERIAL PHOTO NO. 2P-24



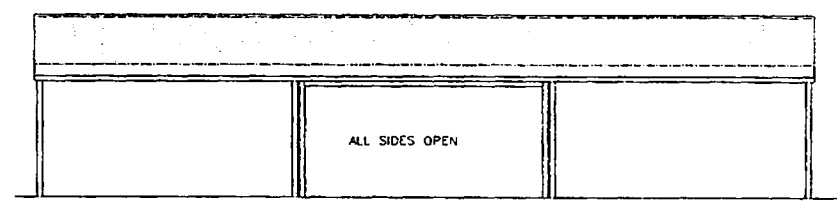
Area of Proposed Conditional Use  
850 SW 11<sup>th</sup> Street  
4N 28 16AA, Tax Lot 100

PLAN NOTES

- NOTE 1. INSTALL DRAIN IN CONCRETE UNDER DRINKING FOUNTAIN PIPE TO ROCK POCKET BELOW GRADE, 3 CU FT VOLUME, MIN.
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PAVILION END ELEVATION  
 SCALE 3/16" = 1'-0"



PAVILION SIDE ELEVATION  
 SCALE 3/16" = 1'-0"

PAVILION FLOOR PLAN  
 SCALE 3/16" = 1'-0"



PAVILION FOR  
 HERMISTON, OR  
 STAKE LURC  
 HERMISTON, OREGON STAKE

Project for:  
 THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS

Project Number:  
 Property Number:  
 504-4901  
 Sheet Title:  
 FLOOR PLAN  
 SECTIONS



I:\Planning\Cond Use\2008\LDS\Prop Owner Labels

Carl Holt (TRS)  
Jose G. & Letty Garcia (Agt)  
440 SW 11<sup>th</sup> Street  
Hermiston, OR 97838

Patrick F. & Terri Ward  
530 SW 11<sup>th</sup> Street  
Hermiston, OR 97838

Pablo E. Nicacio  
540 SW 11<sup>th</sup> Street  
Hermiston, OR 97838

Raymond A. Pogue  
PO Box 866  
Richland, WA 99352

Steven R. & Cari L. Koester  
401 6<sup>th</sup> Street  
Umatilla, OR 97882

Anthony P. Weitz  
2163 Redwood Avenue  
Grants Pass, OR 97527

Derek Trukositz  
1313 SW Debra Court  
Hermiston, OR 97838

Gordon A. Weber  
1307 SW Debra Court  
Hermiston, OR 97838

Marvin L. & Marilyn C. Zade  
1302 SW Porter Court  
Hermiston, OR 97838

Craig A. & Monica Barton  
1314 SW Porter Court  
Hermiston, OR 97838

Heath & Alyssa Schiller  
1354 SW Porter Court  
Hermiston, OR 97838

Gustavo & Sonia Preciado  
1337 SW Porter Court  
Hermiston, OR 97838

Christie M. Brown  
1329 SW Porter Court  
Hermiston, OR 97838

Virgil H. & Charlene Flanary  
1317 SW Porter Court  
Hermiston, OR 97838

Levi M. & Joanna C. Hayden  
1307 SW Porter Court  
Hermiston, OR 97838

Richard F. Eberhard  
4075 NW Hemholdts Way  
Redmond, OR 97756

Viewcrest Apartments, LP  
1022 Salmon Street, Suite 450  
Portland, OR 97205

Hacienda West Apartments, LP  
%UGMW Non-Profit Dev. Corp.  
PO Box 107  
Hermiston, OR 97838

Riley J. Hill  
PO Box 428  
Ontario, OR 97914

Highland Avenue Baptist Church  
555 11<sup>th</sup> Street  
Hermiston, OR 97838

Scott & Rebecca Wadekamper  
PO Box 48  
Hermiston, OR 97838

Jeff T. Boedigheimer  
395 Carter Drive  
Hermiston, OR 97838

Lou Anne Patterson  
1080 W. Highland Avenue  
Hermiston, OR 97838

Bill L. & Patsy A. Stocking  
PO Box 597  
Hermiston, OR 97838

Matthew A. & Julie A. McCleary  
27 SW Birch Drive  
Hermiston, OR 97838

Margaret Saylor & Melissa Norquist  
33 SW Birch Drive  
Hermiston, OR 97838

Michael J. & Patrice S. Larson  
25 SW Birch Drive  
Hermiston, OR 97838

John & Theresa Krogh  
18 SW Birch Drive  
Hermiston, OR 97838

Guy M. & Pamela Lovelace  
24 SW Birch Drive  
Hermiston, OR 97838

Clifford F. (TRS) & Margaret A. Thomas  
22 SW Birch Drive  
Hermiston, OR 97838

Diane Serface  
20 SW Birch Drive  
Hermiston, OR 97838

Dick L. & Deanna M. Arkills  
PO Box 2244  
Gretna, LA 70054

Karyn Jones  
1010 W. Highland Avenue  
Hermiston, OR 97838

Mark R. Jones  
1010 W. Highland Avenue  
Hermiston, OR 97838

Michael A. Clary, et al  
692 19<sup>th</sup>  
Merced, CA 95340

Jerald D. & Kathe A. Lanphear  
PO Box 683  
Hermiston, OR 97838

Terri L. Shelly & Dick Jackson  
16 SW Birch Drive  
Hermiston, OR 97838

Huy N. Nguyen  
PO Box 792  
Hermiston, OR 97838

Roger H. & Kay A. Hall  
9 SW Birch Drive  
Hermiston, OR 97838

Dorothy J. Juve (Trustee)  
64351 Alder Slope Road  
Enterprise, OR 97828

Mark S. Montee  
11 SW Birch Drive  
Hermiston, OR 97838

Michael & Catherine Putnam  
PO Box 1497  
Umatilla, OR 97882

Lee R. & Mary J. Lott (TRS)  
19 SW Birch Drive  
Hermiston, OR 97838

Merrill F & Esther Thatcher  
15 SW Birch Drive  
Hermiston, OR 97838

John D. Phillips  
7 SW Birch Drive  
Hermiston, OR 97838

Katherine E. Marks  
5 SW Birch Drive  
Hermiston, OR 97838

William S. & Darlene Hunsinger  
79345 Westland Road  
Hermiston, OR 97838

Hermiston Terrace Assisted  
% Sunwest Management Inc.  
PO Box 3006  
Salem, OR 97302

Cristina Sanchez  
1035 11<sup>th</sup> Street  
Hermiston, OR 97838

Asopuruchukwu & Anthonia Okemgbo  
1510 McPherson Avenue  
Richland, WA 99352

Janice K. Nichols  
920 10<sup>th</sup>  
Hermiston, OR 97838

Robert L. Harrington  
PO Box 1062  
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Applicant

Property Owner

4N 2B 15150 16.60000



180 N.E. 2nd Street  
Hermiston, OR 97838-1860

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Richard E. Dare & Gail L. Geddis  
975 SW 10<sup>th</sup> Place  
Hermiston, OR 97838

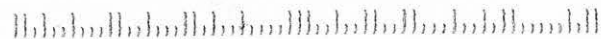
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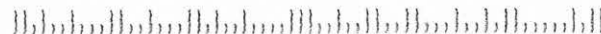
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Dave D. Makens & Teresa Delay  
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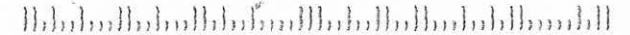
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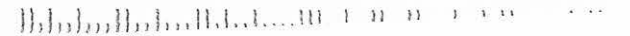
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HERMISTON OR 97838-1860

(541) 567-5521

Receipt No: 9.003704

Jul 11, 2008

STECKER DESIGN

BUILDING DEPARTMENT - CONSTRUCTION PERMIT FEES	475.00
03-3016-225 CONSTRUCTION PERMIT FEES	

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Total:	475.00
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Check	Chk No: 4187	475.00
Total Applied:		475.00

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Change Tendered:	.00
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*Planning Department*

*180 NE 2<sup>nd</sup> Street*

*Hermiston, OR 97838*

*Phone: (541) 567-5521*

*Fax: (541) 567-5530*

*planning@hermiston.or.us*

**MEMO**

Date: July 11, 2008  
To: George Stecker, Stecker Design & Consulting  
From: Rhonda Goodman, Zoning Clerk  
Subject: Application Fee Receipt

---

Enclosed is your copy of the receipt for payment of the conditional use application fee.

If you have any questions regarding the permit process, please feel free to contact the Planning Department.

Thank you.