HERMISTON
OREGON

Planning Department

September 9, 2021

To: Participants in the Conditional Use Permit application for 600 S 1st Street
Re: Conditional Use Permit Application Approval – 600 S 1st Street

Dear Participant,

This is your notification that at the September 8, 2021, regular meeting the Planning Commission reviewed and approved the conditional use permit application for the property described as 4N 28 10DD Tax Lot 300. In approving the application to allow the construction of an annex building, two greenhouses, and parking improvements at the high school campus, the Planning Commission has placed the following conditions on the project:

1. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances relating to the control of blowing dust during all phases of construction.
2. All new areas for the standing and maneuvering of vehicles as shown on Sheet L2.00 shall be paved prior to occupancy of the annex building.
3. All stormwater drainage shall be retained on site.
4. The driveway onto S 1st Street proposed for removal as part of the east overflow parking lot improvements shall be replaced with curb, gutter, and sidewalk meeting city specifications and design of improvements shall be approved by the city engineer.
5. The widened driveway from the north parking lot onto W Orchard Ave shall be designed in accordance with City of Hermiston standard plans and specifications and shall be approved by the city engineer.
6. The Hermiston School District shall construct on-site design and parking management measures to reduce school-generated trips along the S 1st Street corridor. These measures shall include the following modifications to the northernmost student parking lot surrounding the southeast side of Weber Field:
    a. Relocate the existing S. 1st Street driveway to the northern most lot frontage in order to increase driveway separation along S 1st Street and eliminate an existing offsetting driveway situation.
    b. Remove the modular classrooms and reestablish internal parking lot connections to the main parking lot to the south.
    c. Restripe the east overflow parking lot as shown on Sheet L2.00.

d. Establish approximately 35 new staff parking stalls and designate them solely for staff.
e. Establish a formal student parking management plan.

7. Prior to issuance of Certificate of Occupancy for the Annex building, Hermiston School District shall execute and record a waiver of the right to remonstrate against the formation of a local improvement district or other proportional share funding mechanism for transportation improvements that include signalization of the W Highland Avenue/S 1st Street intersection and related improvements, including but not limited to railroad crossing interconnect if constructed.
8. Parking lot lighting shall be designed in accordance with 157.179(D) and shall not reflect or project glare onto nearby residential uses on the north side of W Orchard Ave.
9. Parking improvements approved as part of the softball field construction in June of 2020 shall be completed as required by the planning commission as part of the softball approval.

154.231 of the Hermiston Code of Ordinances allows an action or ruling of the planning commission to be appealed to the city council within 12 days after the date the decision is mailed. The deadline for filing an appeal is September 20, 2021. If no appeal is filed by the appeal deadline, the decision becomes final.

Please contact me at (541)567-5521 with any questions.

Sincerely,

Clinton Spencer
Planning Director