

October 2, 2024

Mark Gomolski
Eastern Oregon Mission
500 W Harper Road
Hermiston, OR 97838



Re: **Notice of Decision** - Site Plan Approval – Storage Buildings – 500 W Harper Road

The City of Hermiston has reviewed and conditionally approved the application for construction of additional storage buildings on property described as 4N 28 03D Tax Lot 1312.

Following construction of the two new storage buildings, there will be 23,600 square feet of buildings on-site. The majority of these buildings are used for storage and warehousing, requiring parking at a ratio of one space per 1,000 square feet. According to building records, there are approximately 400 square feet of office space and 1,200 square feet of meeting room space, which have higher parking ratios of one space per 333 square feet and one space per four seats, respectively. The total parking requirement for this development is 40 and 35 spaces are in place and an additional six spaces will be added with new paving for a total of 41 spaces.

Assignment of Addresses

The new buildings are considered accessory uses to the existing warehousing operations and will not be assigned separate addresses.

Conditions of Approval

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 development.
2. All storm water shall be retained on-site. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
3. New parking will be installed adjacent to the new 3,200 square foot storage building at the north property line. Six spaces shall be striped in this new parking area. All areas for the standing and maneuvering of vehicles shall be paved prior to occupancy as shown on the site plan. The revised site drainage plan shall be included in the civil drawings as required in Condition #4 below.
4. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in

City of Hermiston
PLANNING DEPARTMENT

accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at:

<https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>

5. Where signage is proposed, said signage shall be installed consistent with the requirements of 155.37 of the Hermiston Code of Ordinances.
6. The property lies within an area subject to potential groundwater pollution hazards due to a high-water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
7. The property is bound by an existing street improvement agreement for future improvement to W Harper Road and NW 6th Street. No additional street improvements are required as part of this expansion.

You may now submit your plans to the city engineer for civil review and to the building department to obtain the necessary permits to begin construction of your facility. Additionally, you have the right to file an appeal of the city's decision. An appeal must be filed within 12 days of the date this letter is mailed. If no appeal is filed by 5 pm on October 13, 2024, the city's decision is considered final.

If you have any questions, please feel free to contact me at (541)667-5025.

Sincerely,



Clinton Spencer
Planning Director

C: Joshua Lott, Anderson Perry
Byron Smith
Mark Morgan
Development Staff
Building Department