



### MEMORANDUM

#### Community Meeting #1 Summary

#### Umatilla County U.S. Highway 395 North Zoning Code

DATE 8/23/18  
TO Project Management Team  
FROM Emma Porricolo and Darci Rudzinski, APG  
CC

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The first community meeting for the Highway 395 North TGM Code Assistance Project was held on Tuesday, August 21, 2018, from 5:00 PM to 7:00 PM at the Stafford Hansell Government Center in Hermiston, Oregon. There were 21 attendees, including project staff, representing a range of stakeholders. The meeting was an open house with informational and interactive posters throughout the room and included a brief thirty-minute presentation providing background on the project from Darci Rudzinski of APG.

The interactive posters were used to receive feedback on building and site design standards, access and circulation, and uses along the corridor. The first exercise was a map of the study area which allowed for location-specific comments. Several topics were mentioned in the exercise, most noted specific locations for topics discussed on other posters. Further, there was an exercise which requested comments on what uses should be allowed or prohibited in the two zones along the corridor. There were no responses to that exercise.

Participants were encouraged to provide feedback on their priorities for building and site design standards through a dot exercise. The most popular responses for building design elements was façade articulation, for site design elements it was lighting and screening. The exercises also asked, “for new buildings and significant renovations, should the County provide guidelines regarding preferred design elements or require specific design features as a condition of approval of land use applications?” All respondents said they preferred guidelines, rather than requirements, for implementation of site and building design standards. Through discussions several attendees agreed improvements to the safety and visual appeal of the corridor are needed but opposed strict regulations of site and building design standards to reach those goals. One attendee suggested incorporating a building and site design scoring matrix in the code as an approach to regulation,

referencing the Architectural Features Design Matrix in Dundee's Development Code (Table 17.202.060).<sup>1</sup>

Additionally, there was a dot exercise to prioritize access and circulation elements. The most popular improvements chosen were sidewalks and access management. The exercise sparked a discussion in which several attendees expressed safety concerns including, but not limited to, the number of conflict points along the corridor, travel speeds on the highway, and lack of street lighting. A common suggestion for safety improvements was improving and increasing the roads and access to back roads to alleviate the safety concerns previously listed. Some roads mentioned were Sagebrush Road, Bensel Road, Bagget Lane, and 4<sup>th</sup> Street.

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<sup>1</sup> The Architectural Features Design Matrix was developed for the City of Dundee to encourage pedestrian-oriented building and site design features and sustainable design without being overly prescriptive about the details and allowing for flexibility and creativity on each site. This approach is not intended to impose a design theme and it also provides flexibility to use different features to achieve a minimum number of overall points.