



PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

Where Life is Sweet

July 08, 2026 at 7:00 PM

AGENDA

Meetings are always open to the public in-person. Other ways of viewing or participating in live meetings are as follows:

To participate in live meetings through Zoom, registration is required no later than 8am the day of the meeting by emailing meetings@hermiston.gov and providing participants full name and place of residence. The Planning Assistant will respond to sender with Zoom meeting details prior to the start of the meeting.

Submit written electronic comments to meetings@hermiston.gov For written comments to be part of the record, sender must provide their full name and place of residence, and comments must be received within the time frame given for the item under discussion. The Planning Assistant will respond/confirm to sender that their electronic comment was received and will be made part of the record; or if their electronic comment is not able to be made a part of the record, the Planning Assistant will respond to the sender and state the reason(s) why.

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the June 10, 2026, regular planning commission meeting

3. NEW BUSINESS

A. Final Plat- Fieldstone Crossing Phase 2 4N2815CA Tax Lot 1300- 1653 SW 9th St

B. Facade Grant - Christianson Realty Group 4N2811CB Tax Lot 100 - 398 E Ridgeway Ave

4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

5. ADJOURN

**** AMERICANS WITH DISABILITIES ACT NOTICE****

Please contact Hermiston City Hall, 180 NE 2nd Street, Hermiston, OR 97838 (Phone No.

541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900 or 711.



PLANNING COMMISSION

Regular Meeting Minutes
June 10, 2026

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Caplinger, Saylor, Doherty, Rebman, Hamm, Misner, and Kirkpatrick. Commissioner Serrano was excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. No Youth Advisors were present.

Minutes

Commissioner Kirkpatrick moved, and Commissioner Saylor seconded to approve the minutes of the May 13, 2026, regular meeting. Motion passed 7-0 with Commissioners Caplinger, Rebman, Saylor, Hamm, Fialka, Misner, Kirkpatrick, and Doherty in favor.

Partition Plat - Olmedo 4N2811CD Tax Lot 801- 600 SE 7th St

This item continues from the May 13, 2026, regular meeting. Planning Director Spencer stated the staff report was updated with the requested information provided by the applicant. The garage has been removed, and the setbacks of the existing buildings are shown on the draft plat. The existing buildings meet the required setbacks.

Findings of Fact

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by SE 7th Street. SE 7th Street is fully improved adjacent to all parcels. All street rights of way are already platted and no changes are proposed.

§154.16 Street and Alley Width.

SE 7th Street is classified as a local residential street. SE 7th Street has a 55 foot right of way width. No additional right of way dedication is necessary. The alley adjacent to the north property line of the site has a 16 foot width and is developed with a pedestrian path. Street and alley standards are satisfied.

§154.17 Easements.

A new six-foot utility easement along SE 7th Street and the existing alley is shown on the plat. ORS 92.044 only permits cities to require easements abutting a street. Easement requirements are satisfied.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Parcel 1 is 5,585 square feet. Parcel 2 is 9,198 square feet. Parcel 3 is 11,338 square feet. Parcel 1 contains an existing dwelling and out-buildings. Parcel 2 contains an existing accessory dwelling. Upon partitioning, the ADU on Parcel 2 will become a primary dwelling. Parcel 3 is vacant. Each lot exceeds the minimum lot size for single- and two-family housing in the R-3 zone. Parcel 1 exceeds the minimum lot width of 60 feet and the minimum lot depth of 80 feet in the R-3 zone.

Parcels 2 and 3 are also subject to the flag lot design standards in §154.19(F). Parcels 2 and 3 each have an access portion of at least 25 feet in width. The applicant has elected not to share access between each lot and utilize a narrower access flag. Parcels 2 and 3 each exceed the minimum lot size of 5,000 square feet after removing the area utilized for access. Parcel 2 and 3 satisfy the minimum lot



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depth and width requirements as established in §154.19(F)(5). Lot design standards are satisfied.

§154.20 Character of Development.

The development is occupied with a single-family dwelling and out-buildings on Parcel 1. Parcel 2 contains an accessory dwelling and is intended for additional residential development. Parcel 3 is intended for additional residential development. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

§154.61 General Improvements

SE 7th Street is fully improved with paving, curb, gutter, and sidewalk along the entire property frontage. No additional improvements are required.

§154.62 Water Lines

Each parcel is adjacent to municipal water service along the entire parcel frontage. A 6-inch municipal water line is installed in SE 7th Street. The applicant or owner is responsible for all costs associated with connection to water service when new dwellings are constructed.

§154.63 Sanitary Sewer System.

Each parcel is adjacent to municipal sewer service along the entire parcel frontage. A 10-inch sanitary sewer line is installed in SE 7th Street. The applicant or owner is responsible for all costs associated with connection to sewer service when new dwellings are constructed.

Preliminary Plat

Staff has reviewed the plat and determined the submission of a preliminary plat is not required in accordance with §154.35(B) of the Hermiston Code of Ordinances which states:

"...Minor partitions containing three lots or less may be exempted from the provisions of this section."

Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**



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- D) The line of departure of one street from another. **Shown as required**
- E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- I) All necessary curve data. **Shown as required**
- J) The location of all survey monuments and bench marks together with their descriptions. **Shown as required**
- K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**
- M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed or referenced on the plat**
- N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required**
- O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**

Chapter 157: Zoning

§157.027 Medium-High Density Residential (R-3)

Each lot exceeds the minimum lot size of 5,000 square feet for single and two-family dwellings. Each lot exceeds the minimum lot width of 60 feet and the minimum lot depth of 80 feet. Parcel 3 will also be large enough to accommodate multi-family dwellings. The R-3 development standards are satisfied. Uses permitted in the R-3 zone are listed in §157.025(A) and (B) of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a high water table. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources.



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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.

Conditions of Approval

Subject to the deliberations of the planning commission and public testimony received, the following draft conditions of approval are presented.

1. Applicant shall receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
2. Comprehensive Plan Figure 12 identifies this site as an area subject to development 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. Prior to the development of lots containing cemented hardpan, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards.
3. In accordance with §154.19(F)(3) of the Hermiston Code of Ordinances, each access for Parcels 2 and 3 shall be paved to a width of at least 20 feet at such time that a dwelling is constructed on that parcel.
4. All costs associated with connection to water and sewer services for Parcels 1, 2 and 3 shall be borne by the developer of each parcel.

Commissioner Hamm moved and Commissioner Saylor seconded to adopt the Findings of Fact as written. 10. Motion passed 7-0 with Commissioners Caplinger, Doherty, Rebman, Saylor, Hamm, Misner, and Kirkpatrick in favor. Commissioner Saylor moved and Commissioner Hamm seconded to approve the final plat with the conditions of approval. Motion passed 7-0 with Commissioners Caplinger, Doherty, Rebman, Saylor, Hamm, Misner, and Kirkpatrick in favor.

Discussion of potential code amendments implementing Transportation System Plan

Planning Director Spencer highlighted several items of the draft code amendments proposed as part of the transportation system plan update. While commissioner feedback is desired of all the amendments, the following items were discussed in greater detail.

Trip threshold for requiring a transportation impact analysis (TIA). The consultants have recommended 300 trips per day. Currently a TIA is required if the proposed development will create 1000 or more trips per day. Staff's recommendation is 400 trips per day. Commissioners may prefer a lower count of 300 for commercial development. The cost of a traffic study ranges from \$10,000 to \$20,000. Trip generation letters are requested on some projects, usually to determine if a functional classification of the street will change with the proposed project. Concern with the cost of the analysis for the benefit of the information was expressed. The trip threshold may be set differently for residential and commercial uses.

Major collector standards. The Theater Park subdivision was built similar to what the proposed amendments require. The block length is 400 feet; there are side yards, and three lots that front W Theater Lane. Shorter block lengths would allow for more side yards and less rear fences, requiring some houses to front the collector and not the interior of the subdivision. This would help avoid rear yards with long 6ft fence lines on major streets. To allow pulling out onto the street and avoid backing out may require properties to share driveways. Sharing driveways was not a popular option. Adding cross streets increases



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the costs of the development and lessens the total number of lots. What options are beneficial and what are selling constraints needs to be considered. Commissioners discussed reducing the speed limit, and larger lot sizes to allow each home to have a driveway. Commissioners discussed the aesthetic, property maintenance, and safety concerns of long fences along the collector streets that are common in local subdivisions. There are several sites in the city where residential development will be adjacent to collector streets. To help with some of the maintenance concerns, the use of homeowner's associations with their own pros and cons were discussed, as well as trail networks for pedestrian safety. Different standards for collectors and arterials were considered such as collectors having shorter blocks and facing the street and arterials continuing to have backyards and greenbelts.

Commissioners are not in favor of narrow streets or the shorter, stub streets that are not able to accommodate on-street parking.

Planning Director Spencer thanked the commissioners for the feedback.

Planner comments and unscheduled communication

Planning Director Spencer reported that with regards to Hermiston Irrigation District's (HID) appeal of the Henry K's Phase 4 preliminary plat approval, the city council affirmed the planning commission's conditions of approval. HID has 21 days to appeal the decision to the State Land Use Board of Appeals. Staff are considering rewriting the condition moving forward, not specifying a district.

There was a brief discussion regarding data center development in the city.

Adjournment

Chairman Fialka adjourned the meeting at 8:14PM.



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of July 8, 2026

Title/Subject

Final Plat- Fieldstone Crossing Phase 2 4N2815CA Tax Lot 1300- 1653 SW 9th St

Summary and Background

PBS Engineering has submitted a final plat for Fieldstone Crossing Phase 2 on behalf of the Hermiston School District. The subdivision is located on 9 acres of Low Density Residential (R-1) zoned land located at the northeast corner of SW 9th St and Gettman Road. The plat contains eleven residential lots intended for single or two-unit development and one oversize lot of 5.51 acres to be reserved for future residential use or additional school use.

It is the school district's intent to continue designing and building homes as vocational training for high school students. The Fieldstone project has been successful and popular with Hermiston High School students. Students work in architecture, wiring, framing, and many other trades in each house. One house is built per year, and one house is nearing completion.

The planning commission approved the preliminary plat for this development on March 13, 2024. The school district and their contractors have completed installation of civil improvements, and the final plat is now ready for approval by the city.

The planning commission's approval of the preliminary plat was subject to nine conditions of approval. All nine approval conditions are applicable to the decision to accept the final plat. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances, governing final plat preparation.

As part of the review of the final plat, the Hermiston Irrigation District submitted a letter stating that the plat properly reflects a buried pipe easement fifty feet in width in SW 9th Street and that the district has no objections to the plat. A copy of the June 16, 2026, letter is attached to this report.

Tie-In to Council Goals

Approval of plats is a matter of administration of city ordinances.

Fiscal Information

There are 12 low density residential lots resulting in 11 new homes proposed for the subdivision. Each house should sell in the \$500,000 range. At full build-out the development will generate approximately \$38,000 in revenue to the city each year.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the final plat.

Recommended Action/Motion

Staff recommends the planning commission approve the final plat.

Submitted By:

C.F. Spencer, Planning Director

EXHIBIT A
Conditions of Approval & Final Plat Requirements
Fieldstone Crossing Phase 2 Subdivision
July 8, 2026

The preliminary plat was approved on March 13, 2024, subject to the following conditions of approval. The status of each condition is denoted below..

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat. **The property is located within the boundary of the Hermiston Irrigation District. The district is required to certify the plat per the requirements of ORS 92.090.**
2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer. **All improvements have been installed and accepted by the city.**
3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges. **The applicant has met this condition of approval.**
4. 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. **The applicant has met this condition of approval.**
5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. The new cul-de-sac shall be labeled as SW Fieldstone Ct on the final plat. **The applicant has met this condition of approval.**
6. Applicant shall improve W Gettman Road frontage of the property with sidewalk to the end of the existing curb and gutter (a distance of approximately 460 feet), and with curb, gutter, sidewalk, drainage improvements, and paving improvements to minor collector status from the terminus of existing curb and gutter to the east end of the development site (a distance of approximately 140 feet). **The applicant has met this condition of approval.**
7. Water and sewer mains shall be extended in W Gettman Road from their current terminus at the paving/chip seal boundary to the east line of Lot 7, a distance of approximately 140 feet. **The applicant has met this condition of approval.**
8. Easements of at least 10' shall be provided along all street frontages. **The applicant has met this condition of approval.**
9. A notation shall be placed on the plat stating Lots 7, 8, 9, 10 and 11 shall not establish driveways onto W Gettman Road. **The lot numbering for the affected**

lots has changed to Lots 19 through 23. The required notation is not on the final plat and the surveyor shall add this restriction prior to city signature of the plat.

Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

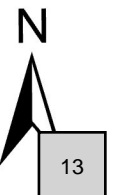
- A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- D) The line of departure of one street from another. **Shown as required**
- E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- I) All necessary curve data. **Shown as required**
- J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**
- M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **Shown as required**

- N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required**
- O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**



Legend

- Area of Proposed Subdivision
- Property Line
- City Limits
- Urban Growth Boundary



HERMISTON IRRIGATION DISTRICT



366 E Hurlburt Ave
Hermiston, OR 97838-2445
Phone: 541-567-3024
E-Mail: Office@HermistonID.org
Website: www.HermistonID.org

June 15, 2026

City of Hermiston
Planning Department, Director Spencer
180 NE 2nd St
Hermiston, OR

RE: Fieldstone Crossing Phase 2

Director Spencer,

Hermiston Irrigation District (HID) has reviewed the proposed subdivision for Fieldstone crossing Phase 2. The parcel for the proposed plat is within the Districts Federal boundary and do not have water rights. However, there is a 50' federal easement listed correctly on the plat. HID has no objection to the proposed subdivision.

HID appreciates the opportunity to comment on the proposed projects. If you have any additional questions, please me call at the number listed above.

Respectfully,

Karra

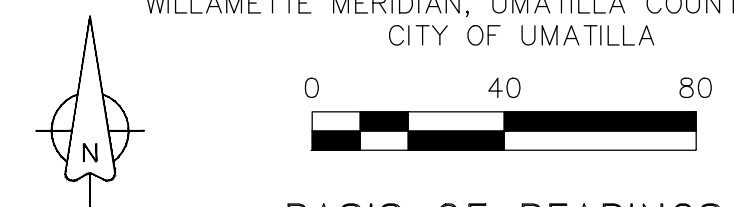
Karra Van Fossen
District Manager

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S45°51'41"E	90°00'00"
C2	25.00'	22.88'	22.09'	S62°55'28"W	52°25'41"
C3	57.00'	67.26'	63.42'	N70°30'38"E	67°36'00"
C4	57.00'	44.85'	43.70'	S53°08'56"E	45°04'51"
C5	57.00'	78.75'	72.64'	S08°58'10"W	79°09'23"
C6	57.00'	25.35'	25.14'	S61°17'15"W	25°28'47"
C7	57.00'	67.19'	63.37'	N72°12'10"W	67°32'21"
C8	25.00'	22.88'	22.09'	N64°38'50"W	52°25'41"
C9	25.00'	39.27'	35.36'	N44°08'19"E	90°00'00"

LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- NEW LOT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ⊕ MONUMENT FOUND AS NOTED
- ⊙ FOUND AND HELD 5/8" REBAR WITH YPC MARKED "STRATTON AAD 85050" PER R4
- ⊕ CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "FLOWERS OR 02820"
- (XXX)RX RECORD MEASUREMENT PER RECORD DOCUMENT

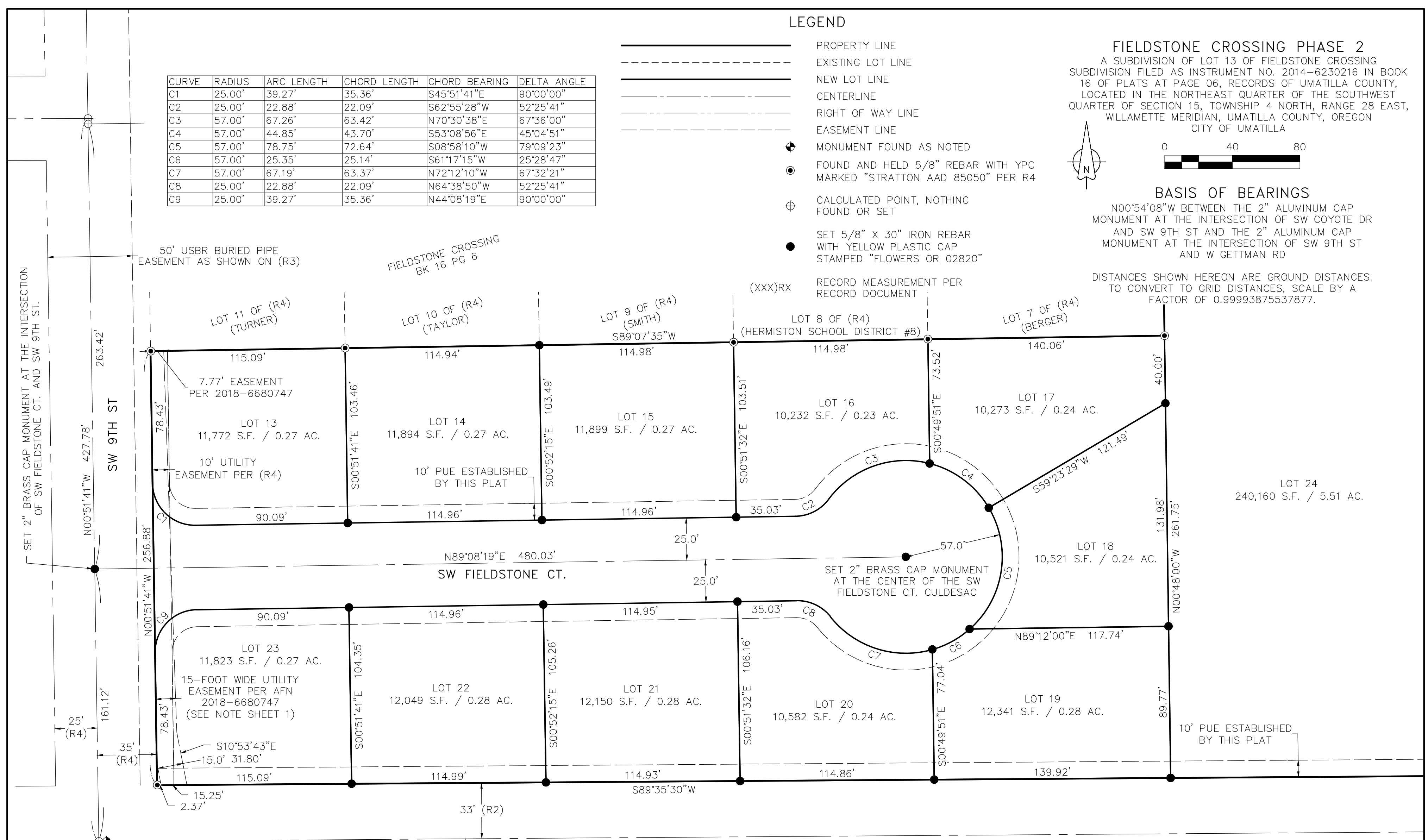
FIELDSTONE CROSSING PHASE 2
 A SUBDIVISION OF LOT 13 OF FIELDSTONE CROSSING
 SUBDIVISION FILED AS INSTRUMENT NO. 2014-6230216 IN BOOK
 16 OF PLATS AT PAGE 06, RECORDS OF UMATILLA COUNTY,
 LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST,
 WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON
 CITY OF UMATILLA



BASIS OF BEARINGS

N00°54'08"W BETWEEN THE 2" ALUMINUM CAP
 MONUMENT AT THE INTERSECTION OF SW COYOTE DR
 AND SW 9TH ST AND THE 2" ALUMINUM CAP
 MONUMENT AT THE INTERSECTION OF SW 9TH ST
 AND W GETTMAN RD

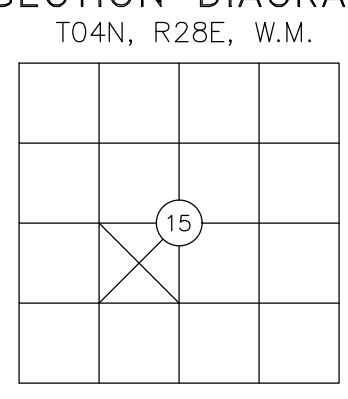
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 TO CONVERT TO GRID DISTANCES, SCALE BY A
 FACTOR OF 0.99993875537877.



SURVEY REFERENCES

- (R1) SUBDIVISION OF ANGUS ACRES IN BOOK 9 OF PLATS AT PAGE 25 UNDER AFN 1967-0299674
- (R2) PARCEL'S 1-3 PARTITION PLAT NUMBER 1992-8 FOR KAMERRER UNDER AFN 1992-171957
- (R3) PARCEL 3 PARTITION PLAT NUMBER 2000-25 FOR KAMERRER UNDER AFN 2000-3700821
- (R4) SUBDIVISION OF FIELDSTONE CROSSING IN BOOK 16 OF PLATS AT PAGES 06 & 06A UNDER AFN 2014-6230216
- (R5) SUBDIVISION OF WOLF RUN PHASE 1 IN BOOK 16 OF PLATS AT PAGE 64 UNDER AFN 2018-6700608
- (R6) SUBDIVISION OF WOLF RUN PHASE 3 IN BOOK 16 OF PLATS AT PAGE 86 UNDER AFN 2019-6850434

SECTION DIAGRAM



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

For Review

04/16/2026 2:09:57 PM
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2027

GREG FLOWERS, PLS OR 02820

REGISTERED PROFESSIONAL LAND SURVEYOR

<p>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: HERMISTON SCHOOL DISTRICT	PROJECT NO.: 68186	
	SURVEYOR: GREG E. FLOWERS	DATE: 04/16/2026	
	CALC BY: RP	DRAWN BY: AA	SCALE: 1" = 40'
	SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON		COUNTY: UMATILLA	
		SHEET <u>2</u> OF <u>3</u>	



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of July 8, 2026

Title/Subject

Facade Grant - Christianson Realty Group 4N2811CB Tax Lot 100 - 398 E Ridgeway Ave

Summary and Background

The Hermiston Urban Renewal District has received a façade grant application for improvements to commercially zoned property located at 398 E Ridgeway Ave. The proposed improvements to the building include replacing siding, paint, clean & repair retaining wall, new front door, new fencing, remove lawn and install commercial landscaping, parking lot & concrete walkway renovations, updated handrails, and new exterior light fixtures. The estimated budget for the improvements is \$50,000. The applicant is requesting an award of \$20,000. Under the terms of the grant program, the district may provide a match of up to 50% of the project budget up to a maximum of \$20,000.

Tie-In to Council Goals

Urban renewal and downtown revitalization are council goals.

Fiscal Information

The project is eligible for up to \$20,000 in matching funds. If awarded, the grant is anticipated to be paid in the 2026-27 fiscal year, in which there is sufficient funding to accommodate the grant.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve the grant request and determine an appropriate match percentage or reject the grant request.

Recommended Action/Motion

When scoring the application, commissioners should determine if the project's improvements meet the criteria applied to façade improvements.

The planning commission should score the application, and the match determination will be calculated from the average of all scores.

No motion is required.

Submitted By:

C.F. Spencer, Planning Director

Hermiston Urban Renewal Agency

Application for Façade Improvement Grant

Name of Applicant

Bennett Christianson/Christianson Realty Group

Property Address

398 E. Ridgeway Ave, Hermiston, OR 97838

Property Owner
(if different)

SAME

Owner Address
(if different)

[REDACTED] Hermiston, OR 97838

Business Name

Christianson Realty Group

Phone Number

[REDACTED]

E-Mail

[REDACTED]

Project Description

Please address the scoring criteria as much as possible. Use additional pages if necessary.

SEE ATTACHED FOR PROJECT DESCRIPTION

Grant Request

\$20,000

Project Budget

\$50,000

Start Date

ASAP

End Date

AUGUST 1, 2026

Applicant Signature

Bennett Christianson

Date

6/5/2026

Please attach to this form copies of the project budget, construction drawings, property owner consent, an itemized list of improvements, and other items that are pertinent to the project.

Hermiston Urban Renewal Agency

Application for Façade Improvement Grant

Colors proposed

SEE ATTACHED

Describe building materials proposed

SEE ATTACHED

Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.

SEE ATTACHED

Does the proposal add new aesthetic elements beyond the existing site conditions?

SEE ATTACHED

Will the proposed improvements enhance the economic well-being of the downtown as well as the site?

SEE ATTACHED

• • • • •

Hermiston Urban Renewal Agency

Application for Façade Improvement Grant

Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?

SEE ATTACHED

Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?

SEE ATTACHED

Project Description

Christianson Realty Group proposes a comprehensive exterior renovation of the property located at 398 E. Ridgeway Avenue in Hermiston. The project is intended to transform an aging residential structure into a modern, attractive commercial property that contributes positively to the appearance and economic vitality of the Hermiston Urban Renewal District.

The proposed improvements include:

- Removal and replacement of existing damaged and outdated vinyl siding with commercial-grade HardiPlank siding.
- Painting the entire building with a modern commercial color scheme to create a professional appearance and transition the property's visual identity from residential to commercial use.
- Removal of outdated window awning covers.
- Cleaning, repairing, reinforcing, and preserving existing masonry elements, including the retaining wall, exposed foundation wall, sidewalks, front entrance area, and ADA-accessible access ramp. Enhance, clean, and make the ample off street parking area safer and more visually attractive.
- Painting the original brick façade on the north facing exterior building wall to create a contemporary commercial appearance.
- Replacement of the original residential-style wooden front entry door with a modern commercial-grade glass and metal storefront-style door.
- Removal and replacement of an aging chain-link fence with a commercial-grade vinyl privacy fence.
- Conversion of the existing residential grass lawn area to a low-maintenance commercial landscape utilizing weed barrier, decorative rock, and professionally designed landscape elements.
- Installation of a tongue-and-groove wood ceiling treatment beneath the covered front entrance.
- Updating of outdated handrails with modern commercial style cables and colors.
- Replacement of residential exterior lighting fixtures with modern commercial lighting.

The overall objective of the project is to create a vibrant, welcoming commercial property that serves as a gateway into the Hermiston Urban Renewal District as community members travel south along NE 4th Street and demonstrates the potential for successful adaptive reuse and commercial redevelopment of neighboring properties.

Colors Proposed

A modern commercial color palette consisting primarily of:

- Charcoal black accents
- Warm white or light neutral wall colors
- Natural wood tones at the covered entrance ceiling
- Black commercial doors, lighting, and architectural accents

The color palette is intended to provide a contemporary, professional appearance while complementing surrounding commercial properties within the district.

Building Materials Proposed

- James Hardie® HardiePlank fiber cement siding
 - Commercial-grade exterior paint coatings
 - Glass and aluminum commercial entry door
 - Vinyl commercial privacy fencing
 - Decorative landscape rock and weed barrier system
 - Tongue-and-groove wood ceiling treatment
 - Modern commercial LED lighting fixtures
 - Repaired and preserved existing masonry and concrete elements
-

Are the proposed improvements designed to contribute to the long-term health of the site and district?

Yes. The project prioritizes durable, long-lasting materials that will improve the condition and longevity of the structure while reducing future maintenance requirements. I will use HardiePlank fiber cement siding which is a durable, low-maintenance, and fire-resistant option for commercial buildings, often providing high ROI through longevity and enhanced aesthetic appeal. It is 40% thicker than typical residential siding, making it ideal for resisting damage in commercial applications. Additionally, commercial-grade paint systems, vinyl fencing, upgraded lighting, and repaired masonry elements are all intended to provide decades of service and preserve the integrity of the property. These improvements will protect the building from deterioration while enhancing the overall appearance and stability of the Hermiston Urban Renewal District.

Does the proposal add new aesthetic elements beyond the existing site conditions?

Yes. The project substantially enhances the property's visual appearance through modern architectural materials, updated colors, improved landscaping, commercial lighting, a new entry door, upgraded fencing, and decorative wood ceiling treatments. The existing property retains many residential characteristics and outdated design elements. The proposed improvements will create a significantly more attractive and professional commercial appearance.

Will the proposed improvements enhance the economic well-being of the downtown as well as the site?

Yes. The property occupies a highly visible location that serves as an important entry point into the Hermiston Urban Renewal District. The improvements will strengthen the property's commercial presence, encourage additional private investment, improve public perception of redevelopment opportunities, and support ongoing commercial growth within the district. By demonstrating the successful conversion of a former residential property into a professional business location, the project may encourage neighboring property owners to invest in similar improvements and redevelopment efforts.

Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?

Yes. The proposed materials, colors, and design elements are consistent with other commercial development patterns found throughout the Urban Renewal District. The improvements are appropriately scaled to the existing structure and surrounding properties while creating a cohesive and professional appearance. The proposed changes will aid in enhancing the commercial aesthetic of the building and property but will not change the structure in a way that will make it feel out of place or be significantly different from the surrounding properties. The project balances modernization with compatibility, ensuring that the property contributes positively to the character of the area.

Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?

Yes. The improvements will significantly increase the property's marketability, functionality, and long-term value. The project protects and modernizes an existing structure while enhancing its suitability for commercial use. The resulting increase in property value and visual appeal will contribute positively to the surrounding area and support the Hermiston Urban Renewal District's objectives of revitalization, investment, and economic growth.

CONSTRUCTION DRAWINGS

Main Entrance Renovation



Front Building Elevation



Site & Landscaping Improvements

BEFORE



AFTER (PROPOSED)



Itemized List of Improvements

1. Complete Exterior Siding Replacement

- Remove existing exterior siding.
- Install new fiber cement Hardie® Plank siding to improve durability, weather resistance, and long-term building preservation.
- Modernize the exterior appearance with a clean, professional commercial aesthetic.

2. Upgraded Perimeter Fencing

- Remove existing fencing.
- Install new white vinyl fencing to enhance curb appeal, improve property appearance, and provide a more professional streetscape.

3. Concrete and Masonry Rehabilitation

- Repair, reinforce, patch, and refinish existing concrete and masonry elements, including:
 - Retaining walls
 - Sidewalks
 - Entry steps
 - ADA-accessible entry ramp
- Improve structural integrity, safety, and visual appearance.

4. Removal of Dated Window Awnings

- Remove existing window awnings that contribute to an outdated residential appearance.
- Create a cleaner, more contemporary commercial façade.

5. Commercial Entry Door Upgrade

- Replace the existing entry door with a modern commercial-grade glass and metal storefront-style door.
- Improve building appearance, functionality, and accessibility.

6. Commercial Exterior Lighting

- Remove outdated residential light fixtures.

- **Install modern commercial-style exterior lighting to enhance safety, visibility, and architectural appearance.**

7. Tongue-and-Groove Wood Entry Ceiling

- **Install a decorative tongue-and-groove wood ceiling within the covered entrance area.**
- **Create a more welcoming, upscale commercial entry experience.**

8. Commercial Landscape Conversion

- **Remove existing lawn and grass areas.**
- **Install weed barrier, decorative rock, and gravel landscaping.**
- **Reduce long-term water usage and maintenance requirements while creating a professional commercial landscape design.**

9. Handrail Upgrade

- **Install stainless steel cables in the handrails in a commercial style.**
- **Paint existing handrails black to modernize the appearance.**

Estimate



32925 E Columbia Ln Hermiston, OR 97838
 (541) 571-3612
 www.dtsidingandroofing.com

Customer Info:

NAME: Bennett Christianson	CONTACT: [REDACTED]	DATE: 10/27/25
ADDRESS: 398 E Ridgeway Ave Hermiston OR 97838		

DESCRIPTION:	
Remove existing siding and replace it with Hardie Plank Lap Siding cement board. (\$34,000.00)	
Paint building using BEHR Premium exterior paint. (\$12,400.00)	
Labor, material, and garbage disposal included.	
50% down required before job commencement.	
Total due upon completion.	
Estimate Valid For 30 days.	TOTAL: \$46,400.00
OREGON CCB# 134638 Washington #DANIETS002C7	

Estimate



32925 E Columbia Ln Hermiston, OR 97838
 (541) 571-3612
 www.dtsidingandroofing.com

Customer Info:

NAME: Bennett Christianson	CONTACT: [REDACTED]	DATE: 10/26/25
ADDRESS: 398 E Ridgeway Ave Hermiston OR 97838		

DESCRIPTION:	
Remove existing siding and replace it with Hardie Plank Lap Siding cement board.	
Labor, material, and garbage disposal included.	
50% down required before job commencement.	
Total due upon completion.	
Estimate Valid For 30 days..	TOTAL: \$34,000.00
OREGON CCB# 134638 Washington #DANIETS002C7	



Terra Verde

Landscape Contractors, LLC

541-567-8660

660 NE North St. Hermiston, OR 97838

Bonded & Insured!
LCB # 100187
EIN # 46-0488359

Homeowner is liable for any *damage caused by neglect*

Quote For:
Bennett Christianson
398 E Ridgeway
Hermiston, OR 97838

Phone:
Cell: XXXXXXXXXX
Fax:

Quote # S 1023
Prepared On: Oct-25
Valid Until: Nov-25

Comments or special instructions: Quotation is accepted and becomes a binding contract when both parties accept and sign this quote. Either party can cancel the contract with written 30 day notice only.

Contractor:

Customer:

Quote Description	Amount
Remove all sod and haul off.	\$3,500.00
Cap off all irrigation & create (2) drip stations.	\$875.00
Bring in 3/4 minus (for future garage), black & brown basalt and cobble to create landscape in A-1 property and Christianson entrance.	
Install 1 gal plants and shrubbery (all low maintenance) in both entrances. Small weeping evergreens.	
Move large existing boulders and bring in a few more as needed.	
Install landscape fabric, pins and Casoron.	
Total labor and materials:	\$6,500.00
Install 146' x 6' white vinyl fencing (does not include gates).	\$8,030.00
<i>50% down payment; Remaining balance is due upon job completion!</i>	
<i>Final payment ensures customer is satisfied with all work performed.</i>	
Total:	\$18,905.00

We Now Accept -



Licensed by the State of Oregon Landscape Contractors Board
2111 Front St NE Ste 2-101, Salem, Oregon 97301
Phone: 503-378-5909

Any services/materials used beyond this bid will be billed to the customer!



ESTIMATE

Carreras Roofing LLC
 CCB#245621
 WA#CARREL760PP
 Oregon
 United States

Phone: +1 (541) 220-6023
 Mobile: 5094917668

BILL TO
Bennett

SHIP TO
 398 E Ridgeway Av
 Hermiston, Oregon 97838
 United States

Estimate Number: 373
Estimate Date: March 30, 2026
Valid Until: May 29, 2026
Grand Total (USD): **\$16,730.00**

Items	Quantity	Price	Amount
Tear off 1 layer Tear off and disposal is included	1	\$3,400.00	\$3,400.00
8 1/4 Hardie Primed Siding installation/ materials included	1	\$12,500.00	\$12,500.00
Siding sealing Caulking trim edges and voids	1	\$830.00	\$830.00

Grand Total (USD): **\$16,730.00**

Powered by  wave



ESTIMATE

Carreras Roofing LLC
 CCB#245621
 WA#CARREL760PP
 Oregon
 United States

Phone: +1 (541) 220-6023
 Mobile: 5094917668

BILL TO
Bennett

SHIP TO
 398 E Ridgeway Av
 Hermiston, Oregon 97838
 United States

Estimate Number: 374
Estimate Date: March 30, 2026
Valid Until: May 29, 2026
Grand Total (USD): **\$23,768.84**

Items	Quantity	Price	Amount
Tear off 1 layer This includes tear off and disposal	1	\$3,800.00	\$3,800.00
Siding installation Pre painted siding	1	\$19,138.84	\$19,138.84
Siding sealing Sealing/ caulking trim edges and voids	1	\$830.00	\$830.00

Grand Total (USD): **\$23,768.84**

Powered by  wave



ESTIMATE

Ramos Concrete LLC
 P.O. Box 358
 Eltopia, Washington 99330
 United States

Mobile: 5095282642

BILL TO

Bennet Christianson
 Bennett Christianson
 398 E Ridgeway Ave
 Hermiston, Oregon
 United States

Estimate Number: 1535
Estimate Date: March 4, 2026
Valid Until: April 3, 2026
Grand Total (USD): **\$10,910.00**

Items	Quantity	Price	Amount
Landscape work INCLUDES -Removing all the existing Sod and disposal -Place weed barrier -Lay gravel 3/4 basalt or 5/8 -Labor and materials.	1	\$8,060.00	\$8,060.00
Over lay Includes over lay -Over lay 97 lft of a wall on the street side. -labor and materials	1	\$1,200.00	\$1,200.00
Sealer and Pigment Front Entrance Sealer and pigment. Includes. -Power wash the area -Application of the product -Labor and materials	1	\$1,650.00	\$1,650.00
Grand Total (USD):			\$10,910.00

Notes / Terms

Payment Terms • 50% of total amount due at signing of contract. • Remaining balance due at completion of project. • Late payments are subject to a \$50 dollars per day fee until balance is paid in full. • If the agreement between the client/customer named above and Ramos Concrete, LLC defaults, and placed with an attorney for collection purposes, the owner agrees to pay all fees regarding the attorney and the cost of collection.

Payment Methods

We accept cash, checks, Debit and credit with a 3% fee American Express cards have a 3.4% fee.

Thank you!!



ESTIMATE

Ramos Concrete LLC
P.O. Box 358
Eltopia, Washington 99330
United States

Mobile: 5095282642

BILL TO

Bennet Christianson
Bennett Christianson
398 E Ridgeway Ave
Hermiston, Oregon
United States

Estimate Number: 1536

Estimate Date: March 4, 2026

Valid Until: April 3, 2026

Grand Total (USD): **\$8,858.00**

Items	Quantity	Price	Amount
white Vinyl Fence installation. Includes -Existing fence removal and disposal. -white vinyl fence materials -New 4' tall fence and gate installation.	1	\$8,858.00	\$8,858.00
Grand Total (USD):			\$8,858.00

Notes / Terms

Warranty

We guarantee out workmanship and materials for one year from the installation date.

If your project includes vinyl, aluminum, or some other manufactured product-these materials are often covered by a manufacturer's extended warranty.

What It Covers

Our warranty covers movement or settling within the first year. During the installation we take every measure to ensure posts are at the proper depth and the soil is properly compacted. If is not uncommon with a recently installed fence that the disturbed soil around new fence posts can settle, especially after the first winter and especially in wet areas or primarily clay soil conditions. If this happens, we will come back out and straighten and adjust the fence.

We guarantee the proper function of gates and gate hardware, with proper use, within the first 2 years. This includes sagging of gates, defects in the hardware and proper hardware function. We also guarantee out materials will be free of defects.

What Is Not Covered

It is important to remember that a fence is an outdoor structure, in Oregon-which can have harsh environment. Our materials will change with exposure to the elements, this includes aging (or weathering), discoloration or fading and dimensional changes (shrinkage or swelling). For our wood fences we use primarily western red cedar which will develop cracks or "checking" as the material dries. Checking does not impact the strength or longevity of a fence, and typically once a check develops it will not continue to grow. Wood materials will also shrink and swell due to the moisture and extreme temperature differences. A fence is quite different from finish carpentry that is inside your home.



ESTIMATE

Ramos Concrete LLC
P.O. Box 358
Eltopia, Washington 99330
United States

Mobile: 5095282642

Other items that are excluded in our warranty include damage to the fence that is caused by vandalism, vehicle damage, climbing, wind, storm, tree damage, inanimate objects or wildlife hitting the fence, or swinging on gates or other misuse of gates or gate hardware. Gates that are left opened can slam shut causing latches to break or bend and hinges to come out of alignment. Gate hardware is meant to work properly under controlled conditions, this does not include forceful opening or shutting by an individual.

If you have any questions regarding your fence or fence installation, please do not hesitate to call us at (541) 567-6854 and we will be happy to help.

Owner/President

Terms & Conditions Questions and Answers

Payment Terms • 50% of total amount due at signing of contract. • Remaining balance due at completion of project. • Late payments are subject to a \$50 dollars per day fee until balance is paid in full. • If the agreement between the client/customer named above and Ramos Concrete, LLC defaults, and placed with an attorney for collection purposes, the owner agrees to pay all fees regarding the attorney and the cost of collection.

Payment Methods

We accept cash, checks, Debit and credit with a 3% fee. American Express cards have a 3.4% fee.

Thank you!!

Page 2 of 2 for Estimate #1536



ESTIMATE

Ramos Concrete LLC
 P.O. Box 358
 Eltopia, Washington 99330
 United States

Mobile: 5095282642

BILL TO

Bennet Christianson
 Bennett Christianson
 398 E Ridgeway Ave
 Hermiston, Oregon
 United States

Estimate Number: 1537

Estimate Date: March 4, 2026

Valid Until: April 3, 2026

Grand Total (USD): **\$5,121.00**



Items	Quantity	Price	Amount
Concrete side walk replacement 50x5 side walk includes -demolition and disposal -prep work -concrete mix -Pour and broom finish it.	1	\$5,121.00	\$5,121.00

Grand Total (USD): **\$5,121.00**

Notes / Terms

Payment Terms • 50% of total amount due at signing of contract. • Remaining balance due at completion of project. • Late payments are subject to a \$50 dollars per day fee until balance is paid in full. • If the agreement between the client/customer named above and Ramos Concrete, LLC defaults, and placed with an attorney for collection purposes, the owner agrees to pay all fees regarding the attorney and the cost of collection.

Payment Methods

We accept cash, checks, Debit and credit with a 3% fee American Express cards have a 3.4% fee.

Thank you!!



ESTIMATE

Ramos Concrete LLC
P.O. Box 358
Eltopia, Washington 99330
United States

Mobile: 5095282642

BILL TO

Bennet Christianson
Bennett Christianson
398 E Ridgeway Ave
Hermiston, Oregon
United States

Estimate Number: 1560
Estimate Date: March 25, 2026
Valid Until: April 24, 2026
Grand Total (USD): **\$13,883.00**



Items	Quantity	Price	Amount
Hand Rails replacement. 3 Entrances existing hand rails replacement. -Demolition, haul and dispose. -intall new stainless cable railing with hand grab bars. -Provide intallation labor and materials. colors available, white and black.	1	\$13,883.00	\$13,883.00

Grand Total (USD): **\$13,883.00**

Notes / Terms

payment

20% to accept this proposal and put you on the schedule.

50% when job gets started.

30% when job is completed.

Payment with debit and credit cards will have a 3% fee.

Payment with American express cards will have a 3.4% fee.

Thank you!!



ESTIMATE

Ramos Concrete LLC
 P.O. Box 358
 Eltopia, Washington 99330
 United States

Mobile: 5095282642

BILL TO

Bennet Christianson
 Bennett Christianson
 398 E Ridgeway Ave
 Hermiston, Oregon
 United States

Estimate Number: 1564
Estimate Date: March 30, 2026
Valid Until: April 29, 2026
Grand Total (USD): **\$25,200.00**
Deposit requested: \$12,600.00

[Pay Securely Online](#)

Items	Quantity	Price	Amount
<p>Siding Scope of Work (James Hardie Lap Siding 8.25" Primed) • Removal & Disposal of 22.30 squares of Aluminum Siding (2230 sq V) of a one-layer of Aluminum siding, down to the exterior wall sheathing. • Installing 22.30 siding squares (2230 sq V) of James Hardie Fiber Cement Lap Siding (Primed) with an additional 5% for waste. • Siding system includes; James Hardie Fiber Cement Lap Siding 5/16"x8.25", Tyvek HomeWrap , Hardie Trim 4/4"x3.5" Hardie Rus@c Trim Primed, 4"x75' Henry For@flash Butyl Flashing Membrane, 2-3/16"x.092" 3M Grip-Rite HG Wire Weld Coil Siding Nails, Fiber Cement Blocks (if needed) (Faucet, Pipes, Elec Outlets, Lights), & OSI QUAD Max Caulk 001 White. • This es@mate includes the pain@ng of the building aVer siding is installed. Includes the following: Two full coats on all siding, soffits, trim, fascia, up to two colors. Main color for exterior body walls and soffit, second color for all trim. The paint that will be used for the project is the Sherwin-Williams Super Paint for exteriors. § The paint comes with Life@me Limited Warranty from the Manufacturer.</p>	1	\$25,200.00	\$25,200.00



ESTIMATE

Ramos Concrete LLC
P.O. Box 358
Eltopia, Washington 99330
United States

Mobile: 5095282642

Items	Quantity	Price	Amount
<p>§ The Paint Project comes with a 2-Year Workmanship Warranty.</p> <p>Site Clean-Up</p> <ul style="list-style-type: none"> • Daily debris removal around the perimeter of home/business. • Final throughout clean-up will be conducted the last day of project (will use rolling magnet to pick any nails or staples). <p>Warranties</p> <ul style="list-style-type: none"> • Manufacturer Warranty: 30 Year Limited Warranty (Siding). • Workmanship Warranty: 5 Years (Siding). <p>Project Timeline</p> <ul style="list-style-type: none"> • Estimated completion: 2-3 days (weather permitting) for painting. • Estimated completion: 3-4 days (weather permitting) for siding replacement. <p>Additional Conditions</p> <ul style="list-style-type: none"> • The pricing on table below is valid for 20 days from the date of this proposal. • Extra layers of roofing not noted above and discovered during tear off, will be an extra \$60 dollars per square (per every 100 sq ft). • If any sheets of plywood are rotted/damaged or do not meet current building or manufacturers decking code for asphalt shingle installation requirement, it will be an extra \$95 dollars per sheet. • Contractor not responsible for any weather delays, or hazards out of our control. • Scope of work changes require a written change order signed by client and contractor (contractor designee). 			



ESTIMATE


Ramos Concrete LLC
P.O. Box 358
Eltopia, Washington 99330
United States

Mobile: 5095282642

Grand Total (USD): **\$25,200.00**

Deposit requested: \$12,600.00

[Pay Securely Online](#)



link.waveapps.com/3ms9p2-pfz3cw

Thank you!!

Page 3 of 3 for Estimate #1564

Certified Concrete LLC

INVOICE

#034

Issued 6/9/2026

FROM

Certified Concrete LLC

Yovani Barajas

(541) 561-6939

20certifiedconcrete20@gmail.com

BILL TO

Christianson Realty Group



Description	QTY	Price, USD	Amount, USD
Concrete Replace and finish	1	\$15,000.00	\$15,000.00
		Total	\$15,000.00

Last Chance to Save on Father's Day Gifts - Shop Now



Hermiston 9PM 97838

What can we help you fin...



Hermiston 9PM 97838

Shop All Services DIY Bennett

CART (25)

Share

Total: \$332.57

Checkout



Pickup and Delivery Options

Choose an option to change all items in your cart (if available)

Pickup Delivery


All items available All items available

Select All

Remove Save to List Save for Later

Pickup

Hermiston (2 items)



Rottogoon
 Modern Black Outdoor Light Fixtures Dusk to Dawn 2 Pack with LED T10 Bulbs, 15" Wall Sconce Lantern Waterproof for Porch
 Model #PAWL167AB2

Pickup at [Hermiston](#) Delivering to [97838](#)

Ship to Store ✓

Jun 29 - Jul 2

32 ready to ship

FREE

Delivery

Jun 29 - Jul 1

32 available


FREE

[Check Nearby Stores](#)

Add a Home Depot Protection Plan by Allstate
 2-year protection for \$20.00 [Learn More](#)

[Save for Later](#)
[Save to List](#)
[Remove](#)

\$105.29
~~\$116.99~~
 Save 10%



Sierra Pacific Industries
 6 in. x 96 in. Blue Stain Pine Tongue and Groove Siding
 Nominal Width (in) * Length (ft): **6 in. X 8 ft.**
 Finish Type: **Unfinished**
 Coverage Area (sq. ft.): **3.33 sq ft**

Pickup at [Hermiston](#) Delivering to [97838](#)

Pickup ✓

Today

115 in stock

FREE

Delivery

Today

139 available

\$227.28
 (\$9.47/Item)

Certified Concrete LLC

ESTIMATE

#EST5
Issued 6/22/2026

FROM

Certified Concrete LLC

Yovani Barajas
(541) 561-6939
20certifiedconcrete20@gmail.com

BILL TO

Christianson Realty Group



Description	QTY	Price, USD	Amount, USD
Place and finish	1	\$3,500.00	\$3,500.00
		Total	\$3,500.00

Arrives on Wed, Jul 8
Delivery to [97838](#)

1 item



Vdom doors - VDOMDOORS
MANUX8002 Exterior Prehung Steel...
Item #8674688
Model #8002EDB14361480L

Pickup Unavailable

\$2,099.00 X

Delivery to [97838](#)

Get it by Wed, Jul 8 (\$160.00)
Standard Shipping

Details

- 1 +

Save For Later

Sold and shipped by [United Porte Inc](#)

FREE & Easy Returns [View Returns Policy](#)

Lowest Price Guarantee [View Details](#)

Pickup & Delivery Options [View Details](#)

GET ALL YOU NEED

Daily Essentials Deal Of The Day



Design House Springdale Satin Nickel
Exterior Keyed Entry Door Handle

\$37.34

★★★★★ 3

Add to Cart



National Hardware National Mfg.
Nickel Continuous Hinge N148-2211-...

\$24.92

Add to Cart



Design House Coventry Matte Black
Exterior Single-Cylinder Deadbolt and...

\$124.51

★★★★★ 5

Add to Cart



Nelson Wood Shims 0.25-in x 1.37!
7.875-in 12-Pack Pine Wood Shim

\$1.78

★★★★★ 1415

Add to Cart

PREVIOUSLY VIEWED



Vdom
doors VDOMDOORS...

\$2,099.00

Add to Cart

Order Summary

Item Subtotal (1)	\$2,099.00
Delivery ▾	\$160.00
Estimated Tax	Calculated in Checkout
Promo Code ▾	
Estimated Total	\$2,259.00

Start Secure Checkout

Or



By placing an order, I agree to Lowe's [Terms](#) and [Privacy Statement](#)

\$25.00 away from FREE Standard Shipping!

\$25

Back to Top



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Help Center



Order Status



Lowe's Credit Center



Gift Cards



Installation Services



Lowe's App

About Lowe's



Stores & Services



Customer Service



Privacy & Use





\$1,650.00 – \$1,700.00

– The frame dimensions are 63 1/2" x 85 3/4"

– Allowing for shimming, the Rough Opening needed is 64" X 86"

Package Includes:

- Doors
- Frame
- Tempered Glass
- Locking Hardware
- Door Closers
- Threshold

Tempered Glass:

- Glass is installed before shipping
- Standard 3/16" clear tempered
- We have other thicknesses available, please email for availability.

Hinges: Offset Pivot Hinge

Other Notes:

- DOOR IS FULLY ASSEMBLED AND WELDED FOR SUPERIOR CONSTRUCTION
- Frame is shipped KD (knocked down, requires minor assembly)

Shipping & Tax:

- Please call for our current lead times.





706-781-2057706-781-2057

MENU



- WELCOME
- DOORS ▾
- SPECIALTY DOORS ▾
- WINDOWS ▾
- CUSTOM PRODUCTS
- HARDWARE
- ABOUT
- CONTACT

Custom Doors? Local Pickup? No Problem!

Please call for our current lead times.

✔ Cart updated.

	Product	Price	Quantity	Subtotal
x		\$1,700.00	1	\$1,700.00
				Update cart

Cart totals

Subtotal	\$1,700.00
Shipment	LTL Freight: \$1,213.65
	HERMISTON, OR 97837
	Change address