



# PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

**Where Life is Sweet**

**February 11, 2026 at 7:00 PM**

## AGENDA

*Other ways of viewing or participating in live meetings are available through:  
Zoom with Meeting ID: 825 0430 1946 Passcode: 458977 Telephone number to join is:1 253  
215 8782; or submitting comments to meetings@hermiston.gov*

**1. CALL TO ORDER - 7:00 PM**

**2. MINUTES**

A. Minutes of the January 14, 2026 regular planning commission meeting

**3. NEW BUSINESS**

A. Subdivision Preliminary Plat- 4N2801B Tax Lot 1500 3 Rivers Oregon Property LLC  
2180 NE 10th St

B. Final Plat – Diamond Run Phases 2 and 3 Middle Housing Land Division, Home Run  
Land LLC, 4N 28 12BB Tax Lots 300 & 502

C. Final Plat- Anderson 4N2815AB Tax Lot 13300 & 13400 - 625 W Division Ave/610 W  
Johns Ave

**4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION**

**5. ADJOURN**

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

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## Regular Meeting Minutes January 14, 2026

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Misner, Caplinger, Saylor, Doherty, Kirkpatrick, Serrano, Hamm and Guerrero. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. There were no youth advisors present.

### **Minutes**

Commissioner Saylor moved, and Commissioner Hamm seconded to approve the minutes of the December 10, 2025, regular meeting. Motion passed 8-0 with Commissioners Misner, Caplinger, Guerrero, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor.

### **Comprehensive Plan Map & Zoning Map Amendments & Annexation 4N2813 TL 1300 Farm City Pro Rodeo 1835 E Airport Rd**

The planning commission is holding a hearing to consider a request for a comprehensive plan map and zoning map amendment and annexation to the City of Hermiston. The planning commission will consider the request and make a recommendation based on the criteria established in §156.08 and §150.05 of the Hermiston Code of Ordinances. The applicant proposes the comprehensive plan map amendment and annexation of approximately 19.5 acres of land located on the north side of E Airport Rd, approximately 1,320 feet west of S Ott Road. The applicant is the City of Hermiston.

There were no conflicts of interest or ex parte contact declared. Chairman Fialka opened the hearing at 7:01pm and read the hearing guidelines.

Planning Director presented the staff report (Powerpoint slides attached). The land is proposed for a 100 space RV park which will use approximately 1/3 of the property. Staff worked with ODOT while preparing the traffic analysis and a trip cap was recommended and has been incorporated as a condition of approval. Dennis Barnett and David Bothum, representing the rodeo association, were in attendance to answer any questions.

### **Testimony**

Dennis Barnett 975 SE 4<sup>th</sup> St- Mr. Barnett stated the property and proposed RV parks will help the functionality of the facility. Having two RV park locations allows some existing parking to remain where it currently is located near the rodeo arena. This property provides better access as well. He anticipates the existing water rights for irrigation could be transferred to EOTEC. Mr. Barnett wished to clarify the Fair would be using the RV park, not the rodeo. They are hopeful the north end of this property will be available for parking.

### **Findings of Fact- Comprehensive Plan & Zoning Map Amendments**

### **Application to Amend the City of Hermiston Comprehensive Plan Map and associated Zoning Map, effecting a change to the zoning of the subject property.**

**Owner:** Farm City Pro Rodeo

**Applicant:** City of Hermiston  
180 NE 2<sup>nd</sup> Street  
Hermiston, OR 97838  
541 567-5025



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[planning@hermiston.gov](mailto:planning@hermiston.gov)

## Purpose of This Application:

The City of Hermiston seeks to amend the comprehensive plan map and zoning map for a 19.5 acre parcel located at 1835 E Airport Road. The property is described as 4N 28 13 Tax Lot 1300. The property is located within the urbanizable portion of the Hermiston urban growth boundary (UGB) and is designated on the comprehensive plan map with a Future Commercial/Industrial map designation. Current zoning is F-1 on the Umatilla County zoning map.

The purpose of the application is to amend the Hermiston comprehensive plan map designation for this property from the urbanizable F C/I designation to the urban Commercial designation, implementing the planned intent of the comprehensive plan. Additionally, the property will be removed from the Umatilla County F-1 designation and amended to the Hermiston Outlying Commercial (C-2) designation and the Fairgrounds Overlay (FO) will be applied.

Finally, annexation to the City of Hermiston with the C-2 and FO designations is proposed.

## Documents to be Modified:

- City of Hermiston Comprehensive Plan Map.
- City of Hermiston Zoning Map.

## Current Use of the Property:

The property is currently occupied with a rural single-family homesite and multiple barns and outbuildings. The residential use occupies approximately 3.24 acres of the site. The remaining 16 acres are used for irrigated agriculture.

**Surrounding Uses:** This area south of Hermiston is a mix of commercial, light industrial, and residential uses. The area is urbanizing, spurred by the Eastern Oregon Trade and Event Center (EOTEC). The development on the subject property is approximately one half-mile from Highway 395. The site is adjacent to EOTEC on the north and west property lines. The Hermiston Airport is further to the north beyond EOTEC. Lands to the west beyond EOTEC are developed residentially but are zoned for commercial and industrial development. Lands to the south are light industrially and rural residentially developed. Lands to the west, north, and south are zoned for commercial and industrial development within the city limits. Lands to the east are zoned for agricultural use and are planned on the Hermiston comprehensive plan for future commercial and industrial use.

## Required Review:

The City of Hermiston Zoning provisions, found as part of Title XV Land Usage, in Chapter 157 Zoning part 157.226 Amendments provides the requirements for amendment to the Zoning Map and at (E) provide the Approval Criteria. The City of Hermiston also provides application forms with procedures for both a Comprehensive Plan Map Amendment and a Zone Change. Both applications have several questions that reflect the Zoning ordinance provisions that will also be



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included here. As this is also a request to amend the Comprehensive Plan Map the 14 Statewide Planning Goals are also considered.

City of Hermiston Zoning 157.226 Amendments (E) Approval Criteria: The review criteria are listed in **bold** with responses in regular text.

**(E) Approval criteria.**

**(1) The following criteria must be followed in deciding upon a quasi-judicial proceeding:**

**(a) The burden in all land use proceedings is upon the applicant, whether a zone change, conditional use or variance is the subject of the hearing;**

*Response:* The applicant is submitting this application with supporting material to provide evidence for the governing body to consider.

**(b) The requested zone change or conditional use must be justified by proof that:**

**1. The change is in conformance with the Comprehensive Plan and also the goals and policies of the plan;**

*Response:* The City of Hermiston Comprehensive Plan has been acknowledged by the Land Conservation and Development Commission addressing the Statewide Land Use Planning Goals. For this request Goals 1 Citizen Involvement, 2 Planning Process, 8 Recreational Needs, 9 Local Economy, 11 Public Services and Facilities, 12 Transportation, and 14 Urbanization are applicable. Goals 3 Agricultural Lands, 4 Forest Lands, 5 Natural Resources, 6 Air, Water, and Land Resource Quality, 7 Areas Subject to Natural Hazards, 10 Housing, 13 Energy Conservation, 15 Willamette River Greenway, 16, Estuarine Resources, 17 Coastal Shorelands, 18 Beaches and Dunes, and 19 Ocean Resources are not applicable.

The following City of Hermiston Comprehensive Plan Policies are considered:

- Policy 1: The City of Hermiston will insure that citizens have an adequate opportunity to be involved in all phases of the planning process.

*Response:* As this request will be heard by both the Planning Commission and City Council, with notice to adjoining landowners and affected agencies Goal 1 and Policy 1 are satisfied.

- Policy 2: The City of Hermiston will monitor and update periodically its comprehensive plan and implementing ordinances to respond to changing conditions.

*Response:* This request provides an opportunity for the City of Hermiston to evaluate this area of the urban growth boundary and consider implementing the urbanizable Future Commercial/Industrial designation as an urban Commercial designation.



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- Policy 4: The City of Hermiston will promote compact urban development within and adjacent to existing urban areas to insure efficient utilization of land resources and facilitate economic provision of urban facilities and services.

**Response:** The proposal is adjacent to urban development or urban comprehensive plan map designations to the north, west, and south. The site is adjacent to city limits to the west and south. Urbanization and annexation of the site is a logical extension of the existing zoning and development pattern, further extending the city limits into land planned for urban development. It is not necessary to leave any rural land nor to create any islands of urbanizable land by extending the existing city limits and urban comprehensive plan map designation onto the subject property.

- Policy 19: The City of Hermiston will assure the availability of a sufficient supply of commercial land to accommodate 20-year projected need and strive to achieve the balanced distribution of commercial activities in neighborhoods, downtown, and along outlaying highways.

**Response:** Changing the comprehensive plan map designation of the property to Commercial is considered within the text of the 2024 Economic Opportunities Analysis. The EOA notes that Hermiston has 66 acres of Future Commercial/Industrial land within the urban growth boundary. These 66 acres are comprised of three sites, the subject property being one of these three sites. Changing the designation from Future Commercial/Industrial to Commercial is the realization of the planned use of the property consistent with the comprehensive plan.

- Policy 20: The City of Hermiston supports economic development and job growth which will diversify and strengthen the mix of economic activity in the local marketplace and provide employment opportunities for local residents.

**Response:** The applicant intends to develop the property with a recreational vehicle park, defined as a commercial use in the C-2 zoning definitions. Development of a recreational vehicle park on the site supports the local economy providing tourism opportunities as well as affordable workforce housing opportunities for temporary workers.

- Policy 23: The City of Hermiston will plan for the timely and efficient provision of a full complement of urban services and facilities in all developed and developing areas within the community. Timely means a point within the 20-year timeframe when the city deems development appropriate for a given property based on factors including but not limited to the need for additional urban development within the urban growth boundary and the extent of undeveloped or undeveloped land between the existing development and the subject property.

**Response:** Public services are available within the existing Eastern Oregon Trade and Event Center to the north. The City plans to extend public infrastructure in the form of new water and sewer main lines south to E Airport Road as part of development of this property. There is adequate capacity in the existing lines within EOTEC to provide service for site development. Additionally, the extension of lines to E Airport Road consistent with 157.164(E) will provide public



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benefit and future utility access for properties south of E Airport Road as well as to the east and west of the site.

- Policy 31: The City of Hermiston will promote a balanced, well-integrated local transportation system which provides safe, convenient and energy-efficient access, and facilitates the movement of commodities.

*Response:* As part of the development of the EOTEC site, the city and county partnered to improve E Airport Road to collector status from the intersection with Highway 395 to the east boundary of EOTEC. Improvement of and development upon this parcel will continue widening and improvement of E Airport Road to collector status matching existing improvements.

- Policy 32: The City of Hermiston will protect the operation of the Hermiston Airport from conflicting land uses and encourage expansion of air and rail transportation to facilitate economic development.

*Response:* The site is within 2,000 feet of the Hermiston Municipal Airport runway and within the conical surface of the runway. As such, no structure may be erected on the site exceeding 150 feet in height. Future development approvals regarding site improvements will consider airport height limitations as part of the review process.

- Policy 34: The City of Hermiston will comply with the requirements of the Transportation Planning Rule with the adoption of the Transportation System Plan and related amendments to implementing ordinances.

*Response:* The City has commissioned a trip generation analysis compliant with the Transportation Planning Rule. The analysis demonstrates that the existing F-1 zoning in Umatilla County permits a recreational vehicle park as a conditional use and the proposed C-2 zoning with Fairgrounds Overlay also permits a recreational vehicle park as an outright use. There is no substantial change in potential trip generation between the two uses. However, a trip cap is recommended to ensure the compatibility of the analysis. Should the recreational vehicle park be abandoned as a development proposal, a new traffic impact analysis will be required as part of the land use application process.

**2. The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration;**

*Response:* The usage pattern for EOTEC has shown an ongoing and immediate need for recreational vehicle spaces available for use in conjunction with events. Additionally, EOTEC fields inquiries from the general public as the availability of overnight spaces available for public use. The location of the site adjacent to the EOTEC grounds and the HEROES sports complex is an optimal location to provide spaces available for tournaments, tourism, and EOTEC users. The site location adjacent to the EOTEC complex on the north and west property lines



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demonstrates that this is the optimal site for additional EOTEC development as compared with other sites which will require shuttle service or vehicular trips to access the EOTEC site.

**3. The public need is best served by changing the classification of the subject site in question as compared with other available property.**

**Response:** The subject property is adjacent to the Eastern Oregon Trade and Event Center on two sides. The proposed use of the site for a recreational vehicle park and athletic fields is highly site specific. In the case of the RV park, the park is intended to service users of the EOTEC facility as well as the general public for overnight and extended use. EOTEC events such as the Umatilla County Fair require a large number of RV spaces to be available in conjunction with time limited events. These spaces must be located within walking distance of EOTEC. There are limited properties which meet the siting criteria. Of those sites which do meet the criteria, this subject property is the only one adjacent to public facilities and available for immediate servicing.

**4. The potential impact upon the area resulting from the change has been considered.**

**Response:** The City has held public hearings before the planning commission and city council to consider the potential impact and solicit public input into the proposed amendment to the comprehensive plan and zoning designations. The recreational vehicle park proposed for the site is an outright use under the Fairgrounds Overlay. A site plan review and public notice and comment is required for the subsequent land use application process. Potential impacts are considered in each land use process.

The proposed development of the site is subject to the recreational vehicle park standards contained in 157.147 of the Hermiston Code of Ordinances. These standards are intended to minimize the impacts of development on surrounding property and to protect the health and welfare of users within the RV park. All development will be fully compliant with the RV park standards and the development standards of the City of Hermiston.

**The 14 applicable Statewide Planning Goals are also considered.**

**Goal 1 Citizen Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.**

**Response:** The City of Hermiston Comprehensive Plan and Zoning Ordinance outlines the City's citizen involvement program that includes the activities of the Planning Commission and provides for the public hearing process with its required notice provisions. These notice provisions provide for adjoining and affected property owner notice; notice to interested local, state, and federal agencies; and allows for public comment to the process.

The city finds that this application is consistent with Goal 1.



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**Goal 2 Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

*Response:* Goal 2 establishes the underlining process that a county or a city needs to utilize when considering changes to their Comprehensive Plans and development codes. This requested change of Comprehensive Plan and Zoning designation is also guided by Goal 2 requirements. This application meets those requirements for this request.

The city finds that this application is consistent with Goal 2.

**Goal 3 Agricultural Lands: To preserve and maintain agricultural lands.**

*Response:* The Goal 3 requires counties to preserve and maintain agricultural lands for farm uses. Counties must inventory agricultural lands and protect them by adopting exclusive farm use zones consistent with Oregon Revised Statute 215.203 et. seq. Goal 3 does not allow nonfarm uses like industrial development on lands zoned for exclusive farm use. This application is to consider modifications to the application of the Outlying Commercial zone within the city limits on lands that have already been identified for urban industrial and commercial uses. Per OAR 660-033-0020(1)(c), "Agricultural Land" does not include land within acknowledged urban growth boundaries or land within acknowledged exception areas for Goal 3 or 4.

Goal 3 does not apply to this action.

**Goal 4 Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.**

*Response:* There are no forest lands in the City of Hermiston.

Goal 4 does not apply to this action.

**Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources: To protect natural resources and conserve scenic and historic areas and open spaces.**

*Response:* The subject property does not have any overlays or other known cultural or historical sites. There are no wetlands inventoried on the subject property.

Goal 5 does not apply to this action.



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**Goal 6 Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.**

**Response:** Goal 6 addresses the quality of air, water, and land resources. In the context of comprehensive plan amendments, a local government complies with Goal 6 by explaining why it is reasonable to expect that the proposed uses authorized by the plan amendment will be able to satisfy applicable federal and state environmental standards, including air and water quality standards.

All development within the Hermiston urban growth boundary is required to comply with federal and state environmental standards (157.004). Compliance is a requirement of all land use applications.

Goal 6 does not apply to this action.

**Goal 7 Areas Subject to Natural Hazards and Disasters: To protect people and property from natural hazards.**

**Response:** There are no known natural hazards on the subject property, and it is located significantly above and outside the influence of the Umatilla River which has a history of flooding.

Goal 7 does not apply to this action.

**Goal 8 Recreation Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.**

**Response:** The subject property is intended to provide additional recreational facilities following amendment to the comprehensive plan map and annexation. In compliance with Policy 18 of the comprehensive plan, the city will work to acquire additional parks and recreation facilities throughout the community. Development of this site with athletic facilities satisfies the city's comprehensive planning policy relative to recreation.

The city finds that this application is consistent with Goal 8.

**Goal 9 Economy: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**

**Response:** Goal 9 requires local governments to adopt comprehensive plans and policies that contribute to a stable and healthy economy. Hermiston has a Comprehensive Plan that has been acknowledged to comply with Goal 9. Specifically, the city has adopted an economic opportunities analysis as of 2024 which has been acknowledged by the State of Oregon. The 2024 EOA specifically identifies this site as a location for future economic development. As noted above, a recreational vehicle park is a considered a commercial use in the city's zoning definitions. In the



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absence of development as an RV park, the proposed change still designates this land for commercial use, thereby implementing the comprehensive planning of this site for future commercial and industrial development.

The city finds that this application is consistent with Goal 9.

**Goal 10 Housing: To provide for the housing needs of citizens of the state.**

**Response:** Housing is not specifically considered as part of this application. Commercial land is not considered as part of city's residential land inventory. The 2021 residential buildable land inventory demonstrates that the subject property is not included in nor necessary for the provision of housing through the 20-year planning horizon.

However, the Oregon Legislature in 2019 passed HB 2001 which amended certain housing rules relating to provision of housing in commercial zones. Specifically, OAR 660-046-0330 states that cities adopting a comprehensive plan amendments shall adopt findings regarding increase or decrease in housing capacity. Since several recent legislative changes allow residential use within commercial zones, and the proposed RV park development is considered a residential use providing short and medium-term residential occupancies, the city is required to consider the housing capacity impacts. Under 197A.270, a city is required to assume

Goal 10 does not apply to this action.

**Goal 11 Public Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**

**Response:** Goal 11 requires local governments to plan and develop a timely, orderly, and efficient arrangement of public facilities and services. The city has adopted a public facilities plan as of September 2025. The public facilities plan demonstrates that there is adequate capacity to service development within the urban growth boundary through the 20-year planning horizon with minor system upgrades. System upgrades are planned within the city capital improvement plan and funded through the city-wide system development charge fee. Development is required to pay into the SDC fees at the time of permitting thereby paying a proportionate share into future system upgrades.

The city finds that this application is consistent with Goal 11.

**Goal 12 Transportation: To provide and encourage a safe, convenient and economic transportation system.**

**Response:** Goal 12 requires local governments to provide and encourage a safe, convenient, and economic transportation system, implemented through the Transportation Planning Rule. A trip generation report prepared by a registered traffic engineer is attached to these findings as evidence of compliance with the Transportation Planning Rule. As noted in the report, no



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significant change in trip generation is generated between those uses permitted in the F-1 and C-2 zones when subjected to a trip cap.

The city finds that this application is consistent with Goal 12.

**Goal 13 Energy: To conserve energy.**

**Response:** Goal 13 directs local jurisdictions to manage and control land and uses developed on the land to maximize the conservation of all forms of energy, based on sound economic principles. The site is situated adjacent to EOTEC and intended to minimize the need for vehicular trips for RV park users to access EOTEC events and athletic events.

Goal 13 does not apply to this action.

**Goal 14 Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.**

**Response:** Goal 14 prohibits urban uses on rural lands. To locate urban uses on rural lands, local governments must either expand their urban growth boundaries to add property or take a Goal 14 exception setting forth reasons why urban development should be allowed on rural lands. This application is to change the Comprehensive Plan and Zoning Map designation on lands within the urban growth boundary allowing commercial uses on the subject property. By locating urban uses on land within the urban growth boundary, the city is eliminating the need to expand the UGB onto rural lands to accommodate urban development.

The city finds that this application is consistent with Goal 14.

The city finds that this application is consistent with the applicable Statewide Planning Goals.

**Conclusion:** This narrative provides evidence that the proposal complies with the Statewide Planning Goals and with the City of Hermiston Comprehensive Plan. No change to traffic impacts based on this application is anticipated with actual traffic impacts analyzed at the time of development.

Findings of Fact- Annexation

The planning commission shall make a recommendation to the city council upon determination that the annexation complies with the applicable criteria in §150.05 of the Hermiston Code of Ordinances relating to annexation.

**A. §150.05(1) The proposal is in conformance with all applicable state annexation requirements.**

Response:



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1. The proposed annexation of the subject property is aligned with the City of Hermiston Comprehensive Plan, acknowledged as compliant by the State of Oregon, and codified in Code Section 156.02 of Title XV.
2. The City has received consent to annexation from the property owner for approximately 19.5 acres of land and an election was deemed not necessary by the city council on October 27, 2025 (*ORS 222.120(1)*)
3. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on December 17 and 24, 2025. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record. (*ORS 222.120(3)*)
4. Notice of public hearing was physically posted on the property on December 17, 2025. (*HZO §157.229(B)*)
5. Affected agencies were notified. (*ORS 222.005*)
6. A public hearing of the planning commission was held on January 14, 2026. Comments received at the hearing are incorporated into the planning commission record. (*ORS 222.120(2)*)
7. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on January 7 and 14, 2026. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record. (*ORS 222.120(3)*)
8. A public hearing of the city council was held on January 26, 2026. Comments received at the hearing are incorporated into the record. (*ORS 222.120(2)*)

The planning commission finds the proposal is consistent with all applicable state annexation requirements in *ORS 222*:

- a. The city has received consent from the property owners within the affected area
- b. An election has been deemed not necessary since consent from more than half the owners has been received
- c. The property is contiguous with the existing city limits
- d. All statutorily required notices have been published and posted

**B.** *§150.05(2) The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.*

Response:

9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. Annexation is consistent with Policy 5 which requires the city to establish a program for annexation and efficient and orderly provision of public services.
  - a. Property is contained within the urban portion of the UGB (See Finding 11 below)



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- b. Proposed development is consistent with applicable comprehensive plan policies and map designations (See Finding 11 below)
- c. All city services can be extended readily (See Findings 15-18 below)
- d. Property owner(s) is willing to bear costs associated with extension of sewer, water and roads except for major facilities -- e.g. sewer pump station or major water main -- necessary to facilitate later growth. (See Findings 15-18 below)
- e. Proposal is consistent with all applicable state requirements including ORS Chapter 222 governing annexations and Chapter 225 governing utility extensions. (See Findings 1-8 above)

11. Following amendment from Future Commercial/Industrial to Commercial as approved by the planning commission on January 14, 2026, the property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map. The property is designated as "C" on the comprehensive plan. The C designation is a urban commercial comprehensive planning designation corresponding to the C-2 zoning designation on the city zoning map.

The planning commission finds that the property is contained within the urban portion of the urban growth boundary.

**C. §150.05(3) *The proposed zoning is consistent with the underlying comprehensive plan designation***

Response:

- 12. The applicant has submitted an application to annex the property with an Outlying Commercial zoning designation. The Fairgrounds Overlay zone is also proposed.
- 13. The proposed Outlying Commercial and Fairgrounds Overlay zoning designations are an implementing zoning designation for the C comprehensive plan map designation.

The planning commission finds that the proposed zoning is consistent with the underlying comprehensive plan map designation.

**D. §150.05(4) *Findings of fact are developed in support or denial of the annexation.***

Response:

- 14. This document, consisting of three pages of findings adopted by the planning commission on January 14, 2026, serves as findings of fact in support of annexation.

**E. §150.05(5) *All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.***

Response:



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15. Sewer is available to service this property within the Eastern Oregon Trade and Event Center. At the time of connection, the City is responsible for all connection fees, and extension of the sewer line to the southernmost property line at E Airport Road.
16. A 12" water main is available to service this property within the Eastern Oregon Trade and Event Center. Sufficient capacity exists in this water line to serve any potential development on this parcel. At the time of connection, the City is responsible for all connection fees, and extension of the water line to the southernmost property line at E Airport Road.
17. A traffic impact analysis has been prepared considering the traffic impacts generated by a recreational vehicle park, athletic fields, and parking. All intersections studied continue to operate at mobility targets following development. No additional off-site mitigation measures are necessary as a result of development of the parcel.
18. Partial improvement along E Airport Road along the entire frontage of the subject parcel is necessary as a condition of subsequent development. E Airport Road is classified as a major collector street and major collector improvements to match those immediately west of the site will be required as a condition of subsequent development.

The planning commission finds that all city services can be readily extended and the applicant is willing to bear costs associated with sewer, water, and roads.

### Conditions of Approval

1. At such time that development occurs on this parcel, E Airport Road adjacent to the parcel frontage shall be improved to major collector status with improvements matching those installed in E Airport Road adjacent to the west boundary of the site.
2. A trip-cap of 645 average daily trips and 107 PM peak hour trips shall be imposed on the property following annexation. Compliance with the trip cap will require the following actions:
  - a. Each application for development authorization within amended area submitted to the city shall be accompanied by a trip generation letter indicating the average daily and peak hour trips generated for the proposal.
  - b. Each trip generation letter shall indicate available peak hour trips remaining at completion of construction for the proposal.
  - c. At such time that the peak hour trips exceed 107 PM trips, the city shall no longer issue building permits until a revised traffic impact analysis is prepared. The requirement to prepare a new traffic impact analysis shall run with the land.
3. Development of an RV park on the property shall be considered a separate land use decision. Consideration of an RV park approval is a limited land use decision subject to approval under the Hermiston Code of Ordinances.

After some discussion regarding traffic, water, and ownership, Commissioner Hamm moved and Commissioner Caplinger seconded to adopt the Comprehensive Plan Map & Zoning Map Amendment Findings of Fact. Motion passed 8-0 with Commissioners Misner, Caplinger, Guerero, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor. Commissioner Hamm moved and Commissioner Saylor seconded to adopt the Annexation Findings of Fact. Motion passed 8-0 with Commissioners Misner,



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Caplinger, Guerero, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor. Commissioner Hamm moved and Commissioner Saylor seconded to impose the Conditions of Approval. Motion passed 8-0 with Commissioners Misner, Caplinger, Guerero, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor. Commissioner Saylor moved and Commissioner Hamm seconded to recommend approval of comprehensive plan and zoning map amendments to the city council. Motion passed 8-0 with Commissioners Misner, Caplinger, Guerero, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor. Commissioner Saylor moved and Commissioner Hamm seconded to recommend approval of annexation to the city council. Motion passed 8-0 with Commissioners Misner, Caplinger, Guerero, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor.

Commissioners thanked Mr. Barnett and Mr. Bothum for attending and expressed appreciation for their contributions to the community.

### **Final Plat The Hub Hermiston LLC 4N2811AD Tax Lot 100- 963 E Diagonal Blvd**

Planning Director Spencer presented the staff report for the final plat of the property proposed for development with multi-family and mini storage. The partition is requested to enable financing of phased project development.

#### **Testimony**

Mark Grenz Multi Tech Engineering 1155 13<sup>th</sup> St SE Salem OR 97302- Speaking via Zoom, Mr. Grenz, the engineer for the project, stated the separate parcels are financing purposes. The lending environment is tough for such a large-scale project. In response to a commissioner's question, Mr. Grenz explained the common reasons for cathodic protection easements. Electromagnetic energy near utility lines with certain soils is an issue. The easement is adjacent to an electric substation where there are buried utilities, therefore the existing easement is necessary to keep the pipes protected from deterioration.

The Hermiston Irrigation District has already signed the plat. Commissioner Caplinger moved and Commissioner Doherty seconded to approve the final plat based on the findings of fact and revised conditions of approval, striking condition #1 and renumbering the remaining condition. Motion carried 8-0 with Commissioners Misner, Caplinger, Guerero, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor.

#### **Planner comments and unscheduled communication**

There were no planner comments. Planning Director Spencer answered questions to inquiries regarding the following:

- NE Aspen Drive extension update- working through ROW acquisition
- Horizon Project housing on E Theater Lane- plans currently in review
- Physical therapy office under construction on E Theater Lane
- New driveway design at Grocery Outlet property- ODOT required
- Through access for properties west of Hwy 395 between Old West Credit Union and theater
- A-line canal at SE 10<sup>th</sup> St bridge design and construction- within next 18 months
- SE 10<sup>th</sup> St closure for sewer extension

#### **Adjournment**

Chairman Fialka adjourned the meeting at 7:50PM.



# Hermiston Planning Commission

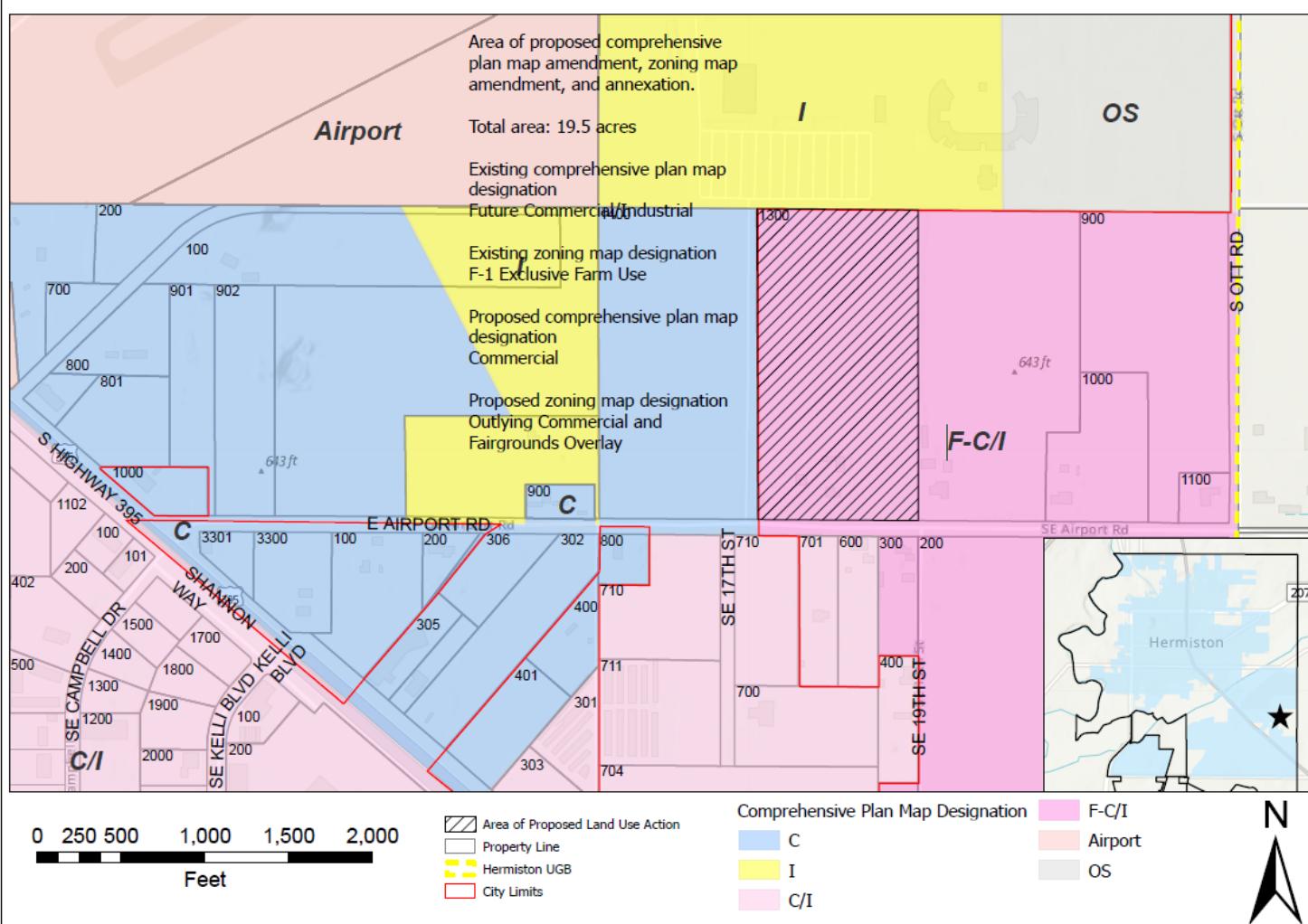
January 14, 2026





# EOTEC Comp Plan Amendment and Annexation

Comprehensive Plan Map Amendment and Annexation - 4N 28 13

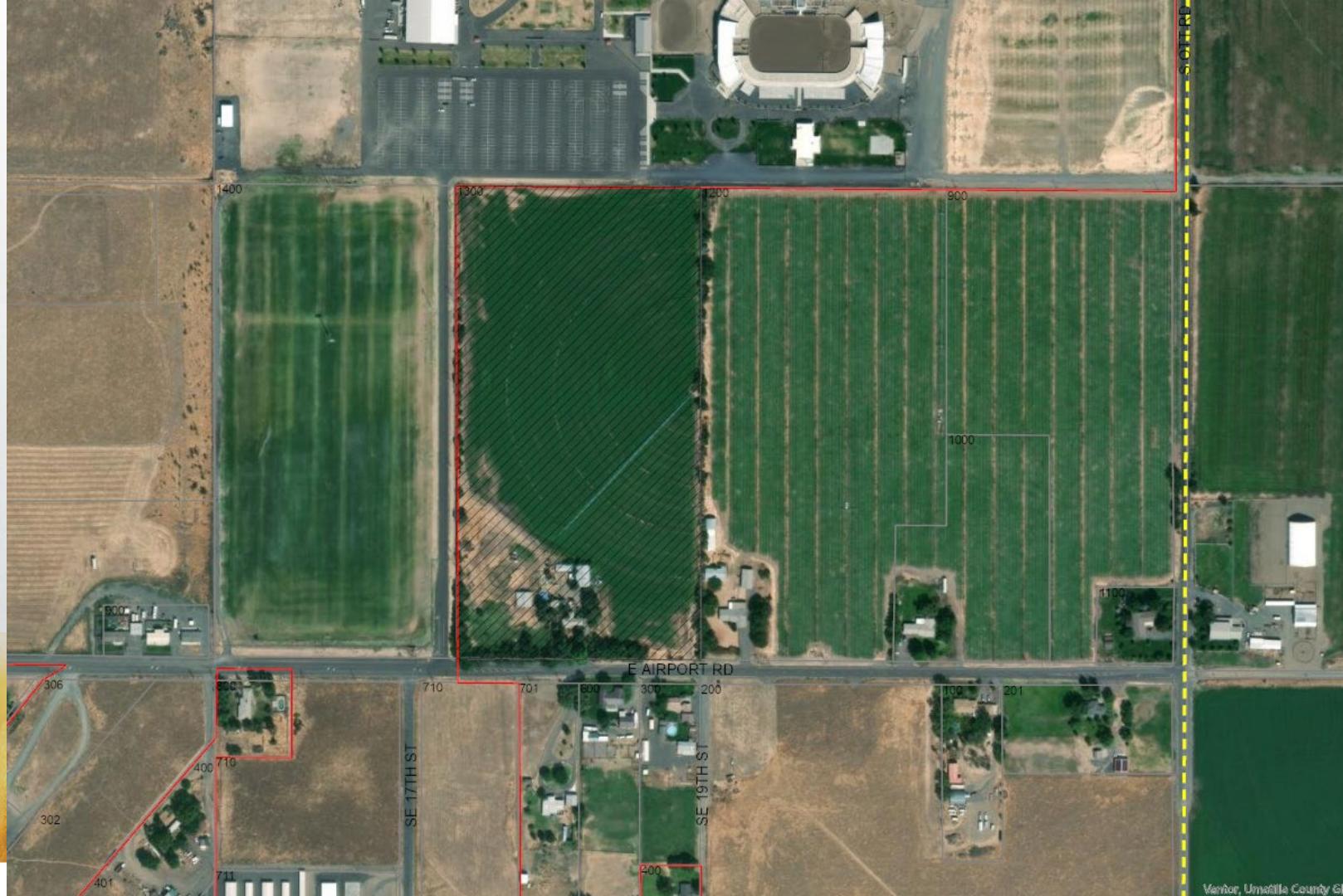


- Amend comp plan from Future Commercial/Industrial to Commercial
- Amend zoning map from F-1 General Farm Use to Outlying Commercial and Fairgrounds Overlay
- Annex to city as FO land
- 19.5 acres total area
- Future use as RV Park and athletic fields





# EOTEC Comp Plan Amendment and Annexation



Vector, Umatilla County GIS





# EOTEC Comp Plan Amendment and Annexation

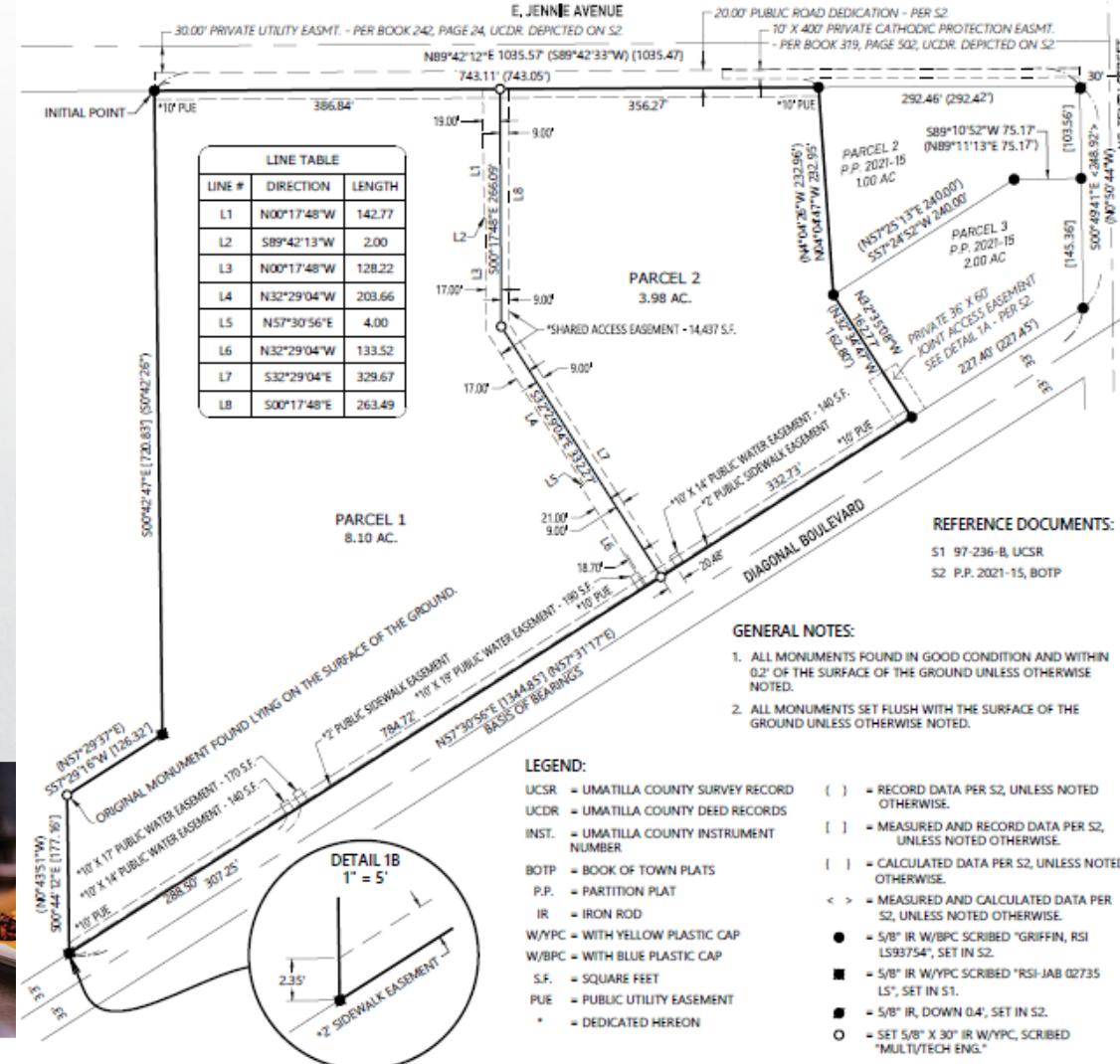
- At such time that development occurs on this parcel, E Airport Road adjacent to the parcel frontage shall be improved to major collector status with improvements matching those installed in E Airport Road adjacent to the west boundary of the site.
- A trip-cap of 645 average daily trips and 107 PM peak hour trips shall be imposed on the property following annexation. Compliance with the trip cap will require the following actions:
  - Each application for development authorization within amended area submitted to the city shall be accompanied by a trip generation letter indicating the average daily and peak hour trips generated for the proposal.
  - Each trip generation letter shall indicate available peak hour trips remaining at completion of construction for the proposal.
  - At such time that the peak hour trips exceed 107 PM trips, the city shall no longer issue building permits until a revised traffic impact analysis is prepared. The requirement to prepare a new traffic impact analysis shall run with the land.
- Development of an RV park on the property shall be considered a separate land use decision. Consideration of an RV park approval is a limited land use decision subject to approval under the Hermiston Code of Ordinances.

## Recommended Conditions of Approval





# Minor Partition – The Hub Hermiston LLC





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of February 11, 2026

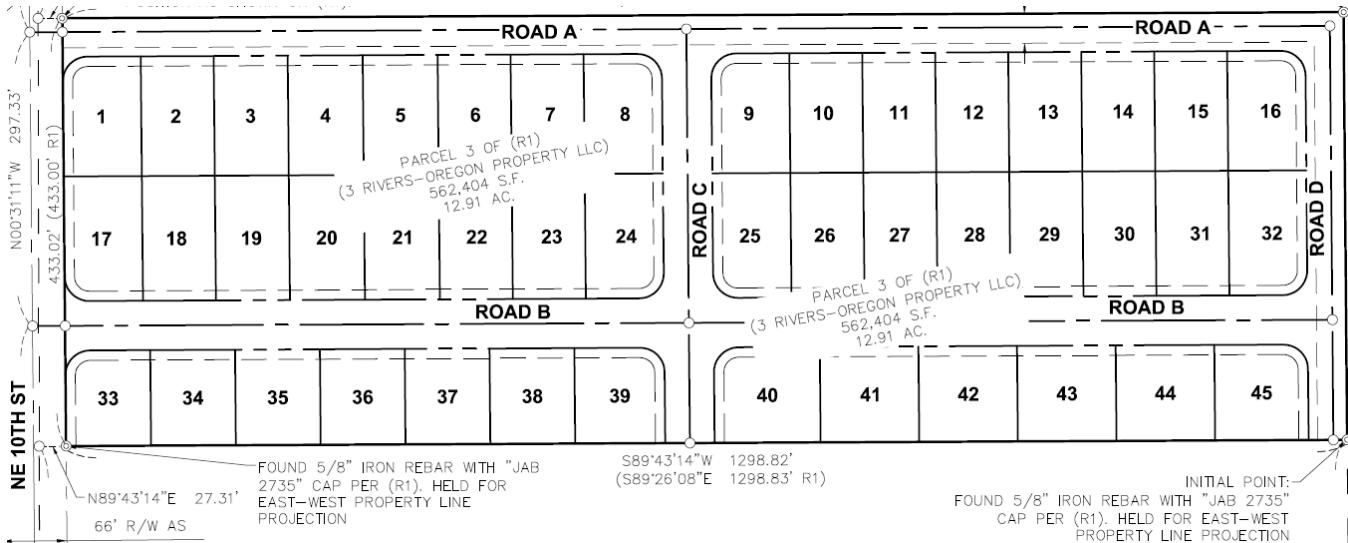
**Title/Subject**

Subdivision Preliminary Plat- 4N2801B Tax Lot 1500 3 Rivers Oregon Property LLC 2180 NE 10th St

**Summary and Background**

Dennis Gisi has submitted an application for a preliminary subdivision plat containing 45 lots. The 45-lot subdivision sits upon 12.9 acres of Low Density Residential (R-1) land. The property is located at 2180 NE 10<sup>th</sup> Street. The site is located on the east side of NE 10<sup>th</sup> Street, is approximately 443 feet in width, and extends approximately 1300 feet to the east. The property is owned by 3 Rivers Oregon Property LLC.

The development consists of 45 lots arranged in a rectangular pattern. Four new blocks will be created and the street layout provides utility and pedestrian/vehicular connectivity to all adjacent parcels. The lots range in size from 8,300 to 9,800 square feet. It is the intent of the applicant to develop the site with single-family housing. The R-1 zone allows for both single and two-family housing.



All of the proposed lots are designed to provide access to a public street. Four new streets are proposed as part of this development. New streets have not yet been named on the preliminary plat, but will require naming in accordance with Chapter 94 of the Hermiston Code of Ordinances

and detailed in the findings of fact for preliminary plat approval. All of the lots are designed in accordance with R-1 lot design standards. The findings detailing compliance with the subdivision design and zoning standards are attached as Exhibit A to this report.

Notice was mailed to all property owners within 100 feet of the proposal and affected agencies by direct mail on January 28, 2026. A sign was placed on the property on January 28, 2026.

The criteria that are applicable to the preliminary plat are contained in 94.20 through 94.26, 154.15 through 154.35, 154.60 through 154.66, 157.025, and 157.101 of the Hermiston Code of Ordinances.

### **Tie-In to Council Goals**

Provision of market rate housing is a council priority.

### **Fiscal Information**

There are 45 low density residential lots resulting in 45 new homes proposed for the subdivision. Each house should sell in the \$350-400,000 range. At full build-out the development will generate approximately \$95,000 in revenue to the city each year.

### **Alternatives and Recommendation**

#### Alternatives

The planning commission may choose to:

- Approve the subdivision plat and conditions
- Approve the subdivision plat and modify the conditions
- Modify the subdivision plat
- Reject the subdivision plat

#### Recommended Action/Motion

Staff recommends that the planning commission approve the preliminary plat subject to the draft conditions.

- Motion to approve the findings of fact
- Motion to approve the conditions of approval
- Motion to approve the preliminary plat with conditions of approval

#### Submitted By:

C.F. Spencer, Planning Director

**EXHIBIT A****Findings of Fact****3 Rivers Oregon Property LLC****2180 NE 10<sup>th</sup> Street****February 11, 2026****Chapter 94: Streets and Sidewalks**

Four new streets are proposed on the preliminary plat. Two new north/south streets are proposed. Road C on the preliminary plat is generally in alignment with 11<sup>th</sup> Street to the south. Road D is generally in alignment with 13<sup>th</sup> St to the south. Road A on the preliminary plat does not align with any existing streets to the east or west. Road B on the preliminary plat aligns roughly with E Beatrice Ave to the east. Sidewalk installation is required at the time of development of dwellings on each lot.

The city will require street names as listed in the table below on the final plat.

<b>Preliminary Plat Name</b>	<b>Final Name</b>
Road A	E Proper Name Ave
Road B	E Beatrice Ave
Road C	NE 11 <sup>th</sup> Street
Road D	NE 13 <sup>th</sup> Street

**Chapter 154: Subdivisions****Design Standards****154.15 Relation to Adjoining Street System.**

The preliminary plat is serviced by NE 10<sup>th</sup> Street. NE 10<sup>th</sup> Street provides two points of street access for the development. NE 10<sup>th</sup> Street is classified as a major collector in the Hermiston Transportation System Plan. All four new streets will be designed as local residential streets. The scope of the development will not change the functional classification NE 10<sup>th</sup> Street providing access. Development will require each internal street to be improved to local residential standards with paving, curb, gutter, sidewalk, and storm drainage. NE 10<sup>th</sup> Street as a major collector street shall be improved to major collector status compliant with Hermiston standard drawing ST09. Improvement to major collector status shall include rebuilding of NE 10<sup>th</sup> Street adjacent to the property frontage to the centerline of the street.

No offset streets are proposed, no street intersection angle varies by more than 10% from a right angle, and streets obviously in alignment with existing streets (E Beatrice Ave, NE 11<sup>th</sup> Street and NE 13<sup>th</sup> Street) will bear the name of the existing street.

#### 154.16 Street and Alley Width.

All new streets will have a width of at least 50 feet which meets the minimum requirement for local residential streets. NE 10<sup>th</sup> Street has an existing right of way width of 66 feet, meeting the major collector right of way standard. The street design standards are satisfied.

#### 154.17 Easements.

Utility easements of 10 feet in width are provided on all street frontages. ORS 92.044 only permits cities to require utility easements abutting a street. Easement requirements are satisfied.

#### 154.18 Blocks.

Block lengths of 607 and 602 feet are proposed. Under 154.17 block length is limited to 600 feet unless the planning commission chooses to require a pedestrian path. 607 feet in length compared to 600 feet in length for the block constitutes a 1.2% deviation from the maximum block length. It is the opinion of staff that the difference between 600 and 607 (or 602) feet is negligible and no pedestrian path connections are required. In order to shorten the block length below 600 feet, a third north/south street would be required, resulting in the elimination of six lots from the development to no identifiable public benefit. Staff recommends that the planning commission find that the block lengths are satisfied.

#### 154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19(A) of the Hermiston Code of Ordinances. All side lot lines are at right angles to straight street lines and there are no double frontage lots as required by §154.19(B). All lots are at least 60 feet wide as required by §154.19(C) and no lot has a depth in excess of three time the lot width. All the proposed lots exceed the minimum lot size of 8,000 square feet in the R-1 zone.

There are 12 corner lots in the development. The lot design satisfies the corner requirements of §154.19(D) and (E). §154.19(D) requires corner lots to be able to establish front lot lines on each street frontage and all 12 lots meet this requirement, however, NE 10<sup>th</sup> Street is classified as a major collector street and Lots 1, 17, and 33 shall not establish driveways onto NE 10<sup>th</sup> Street in accordance with the access provisions of §157.150(G)(2) which states *Residential driveways shall be located to optimize intersection operation and, where possible, to access off the street with the lowest functional classification. For example, if a house is located on the corner of a local street and a minor collector, the driveway shall access from the local street as long as it can be located a sufficient distance from the intersection.*

There are no flag lots in the development. The provisions of §154.19(F) are not applicable.

#### 154.20 Character of Development.

Staff understands that the applicant intends to market the subdivision as a single-family development. The lot sizes proposed for the development exceed the minimum size required in the R-1 zone for single- and two-family dwellings. Uses permitted in the R-1 zone are listed in §157.025 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 development. There is one existing school (Loma Vista Elementary) and one park (Sherman Park) in the neighborhood. Loma Vista Elementary is directly adjacent to the development on the west side of NE 10<sup>th</sup> Street.

#### Preliminary Plat

The preliminary plat was filed on December 2, 2025, more than 30 days prior to the February 11 planning commission meeting in accordance with §154.35(A)

The preliminary plat contains most of the information required by 154.35 of the Hermiston Code of Ordinances.

The following items are not included with the preliminary plat:

- Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat;
- Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots;

The above information must be included unless waived by the planning commission. Profiles for the streets and utility information are required as part of the civil drawing review process and final plat process. Staff recommends that the planning commission waive the required information for the preliminary plat but require it for civil drawing submission.

#### Required Minimum Improvements

##### 154.60 Permanent Markers.

All subdivisions shall be surveyed in accordance with ORS 92.050 through 92.080. The preliminary plat has been surveyed.

##### 154.61 General Improvements.

As a condition of approval for the final plat, the city will require the installation of grading, storm drainage, curb and gutter, sidewalks, street paving and all service utilities. All improvements must comply with the Public Works Department standard plans and specifications manual. As a condition of approval, the planning commission shall require the applicant to sign an improvement agreement with the city agreeing to specific development conditions. In lieu of completion of such work, the City may accept a Letter of Credit in an amount and conditions to be specified.

NE 10<sup>th</sup> Street is a partially improved county road with paving but no curb, gutter, or sidewalk adjacent to the development site frontage. NE 10<sup>th</sup> Street shall be rebuilt to centerline to urban major collector standard ST09 for the length of the property frontage. Road A and Road D shall be improved with half street improvements to local residential standard ST11. Road B and Road C shall be fully improved to local residential standard ST11.

Final design approval of all improvements must be obtained from the city engineer. Streetlights must also be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

#### 154.62 Water Lines.

Each lot is planned for connection to the municipal water supply. Water system extensions and fire hydrant locations must be approved by the city engineer. Water is available through a 12 inch municipal water main in NE 10<sup>th</sup> Street. City public works standards require looping water mains wherever possible. The city engineer has reviewed the preliminary plat and recommends that a looping water main be installed in Road D connecting Roads A and B.

#### 154.63 Sanitary Sewer System.

Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by DEQ, the city sewer superintendent and the city engineer. Sewer is available through a 10 inch sanitary sewer main in NE 10<sup>th</sup> Street.

#### 154.64 Drainage.

All necessary facilities shall be installed sufficient to prevent the collection of surface water in any low spot and to maintain any natural water course.

#### 154.65 Sidewalks.

The applicant shall install sidewalks along all street frontages of all lots as required by the improvement agreement.

#### 154.66 Bikeways.

The City of Hermiston Transportation System Plan calls for on-street bikeways on NE 10<sup>th</sup> Street and striping shall be installed concurrent with NE 10<sup>th</sup> Street improvements.

## **Chapter 157: Zoning**

### **157.025 Low Density Residential Zone (R-1)**

All the proposed lots are created in conformance with the requirements of the R-1 zone. All the proposed lots exceed the minimum lot size of 8,000 square feet. All proposed lots are at least 60 feet wide and 80 feet deep. The lot sizes proposed for the development exceed the minimum size required in the R-1 zone for single- and two-family dwellings. Uses permitted in the R-1 zone are listed in §157.025 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 excessively well drained soils. 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. 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.

**EXHIBIT B****Recommended Conditions of Approval****3 Rivers Oregon Property LLC****2180 NE 10<sup>th</sup> Street****February 11, 2026**

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

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.
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.
3. The property lies within an area subject to potential groundwater pollution hazards due to 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.
4. NE 10<sup>th</sup> Street shall be improved to urban major collector status to centerline for the development site frontage (a distance of approximately 423 feet) in accordance with Hermiston standard drawing ST09. On-street bike lane striping is required.
5. A crosswalk shall be installed in NE 10<sup>th</sup> Street connecting Road B to Loma Vista Elementary School. Crosswalk striping is sufficient and additional lighting is not necessary.
6. Roads within the development shall be designated as follows:

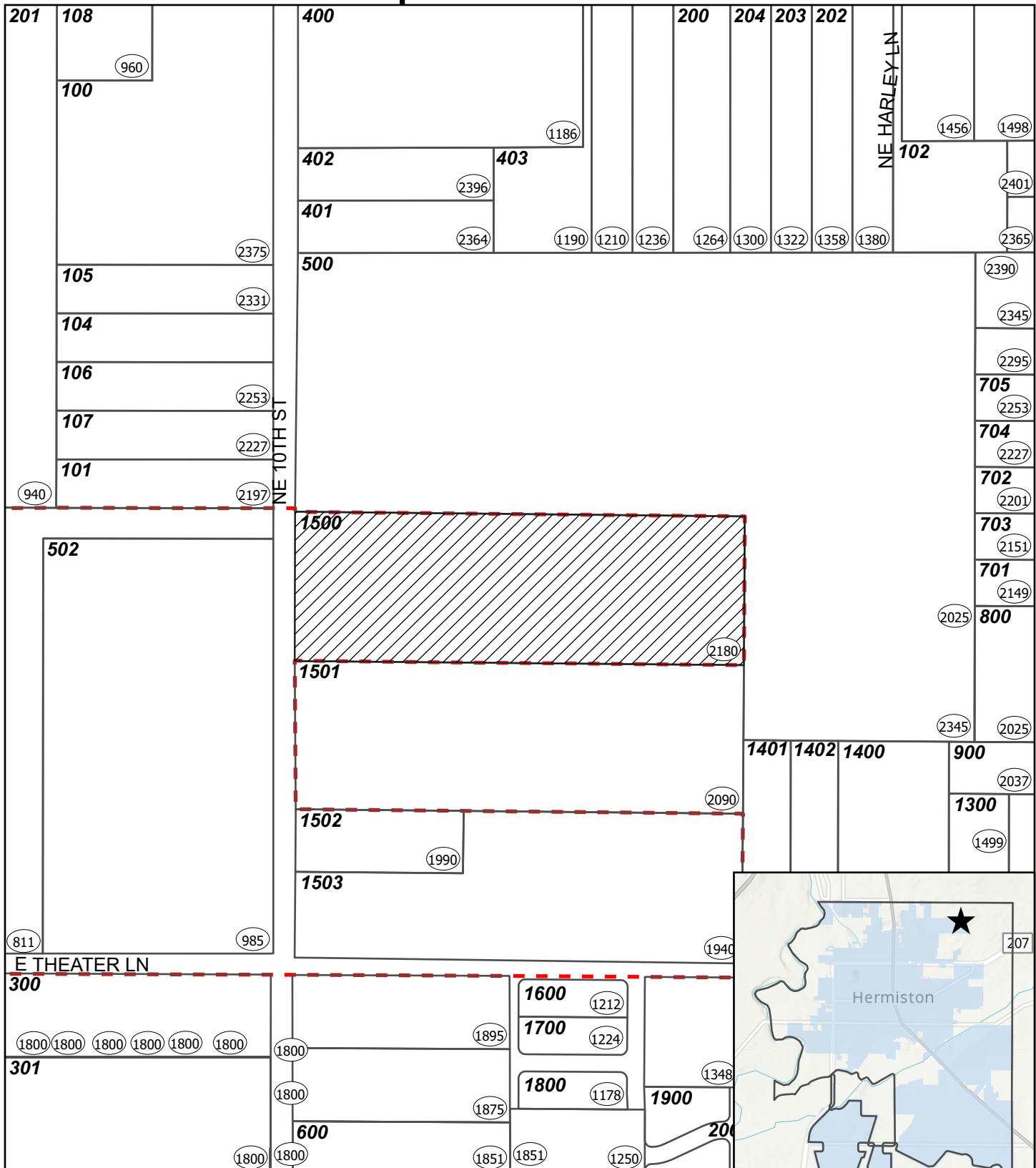
<b>Preliminary Plat Name</b>	<b>Final Name</b>
Road A	E Proper Name Ave
Road B	E Beatrice Ave
Road C	NE 11 <sup>th</sup> Street
Road D	NE 13 <sup>th</sup> Street

7. A notation shall be placed on the final plat stating that Lots 1, 17, and 33 shall not

access or establish driveways onto NE 10<sup>th</sup> Street. At the discretion of the applicant, a one-foot "No Access" easement may also be created to prevent access to NE 10<sup>th</sup> Street.

8. 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.
9. A looping water main shall be installed in Road D connecting Roads A and B.

# Notice of Proposed Land Use Action

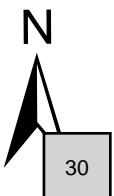


- Property Line
- City Limits
- Urban Growth Boundary
- Area of Proposed Land Use Action

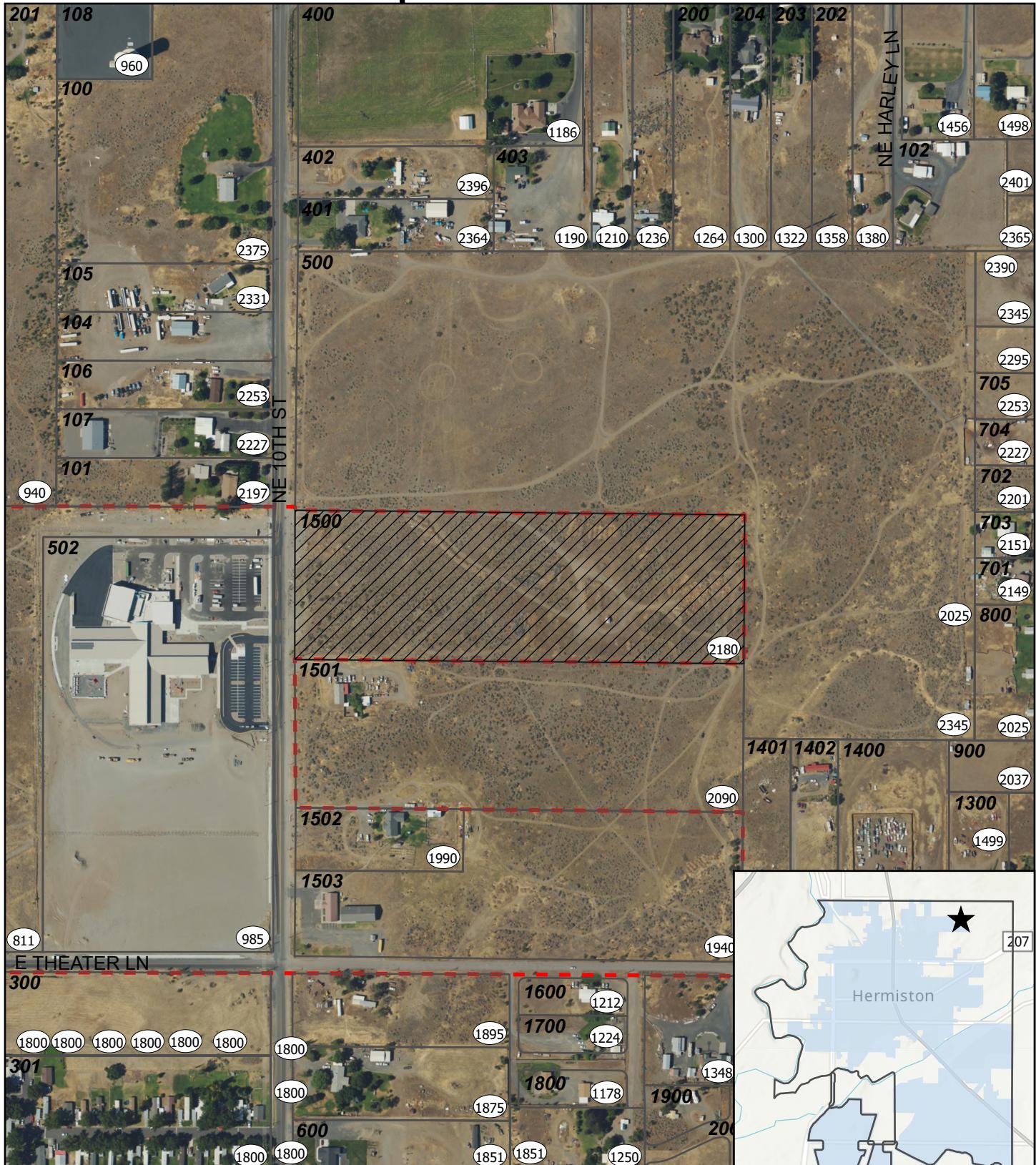
0 200 400 600 800

A horizontal bar consisting of a dark gray rectangle with three white rectangular blocks on it. The first two white blocks are small and close together on the left side. The third white block is larger and positioned further to the right, centered on the bar.

Feet



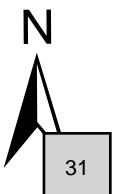
# Notice of Proposed Land Use Action



- Property Line
- City Limits
- Urban Growth Boundary
- Area of Proposed Land Use Action

0 200 400 600 800

Feet



# HERMISTON IRRIGATION DISTRICT

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366 East Hurlburt Avenue  
Hermiston, OR 97838-2445  
Office: 541-567-3024  
Mobile: 541-571-7698  
E-mail: [Office@HermistonID.org](mailto:Office@HermistonID.org)

February 2, 2026

Clint Spencer, Planning Director  
City of Hermiston  
180 NE 2<sup>nd</sup> Street  
Hermiston, OR 97838

**RE: 10<sup>th</sup> Street Subdivision  
4N2801B 1500**

Director Spencer,

The District has reviewed the property listed above. This parcel is located within the Hermiston Irrigation District boundary, however, there are no water rights, Federal easements, District facilities or Rights-of-Way on this property.

HID has no objection to the partition plat. Thank you for the opportunity to comment on this request.

Respectfully,

*Karra*

Karra Van Fossen  
Water Right Specialist

# 10TH ST SUBDIVISION PRELIMINARY PLAT LOT LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

(BASIS OF BEARINGS)  
S89°06'14" W 2647.29'

FOUND 0.75" IRON PIPE PER SURVEY  
Q-558-AX. HELD FOR CENTERLINE OF NE  
10TH ST. SEE NARRATIVE

N88°58'36"E 18.09'

35

2

1

FOUND 2.5" BRASS CAP MARKING THE NORTH CORNER  
COMMON TO SECTIONS 1 AND 2 OF T4N, R28E, W.M.  
PER SURVEY S-156-C, LYING 0.27' NORTH AND 18.09'  
EAST OF THE 0.75" IRON PIPE. SEE NARRATIVE

✓ FOUND 1/2" IRON REBAR AS SHOWN ON (R1),  
BEING THE PROJECT BENCHMARK OF THIS SURVEY  
N89°43'27"E 24.56'

✓ FOUND 5/8" BENT IRON REBAR LYING 0.12'  
SOUTH AND 0.27' WEST OF RECORD  
POSITION AS SHOWN ON (R1).

TAX LOT #500  
(ALMAGUER)

EXIST 30' ROAD EASEMENT PER SURVEY  
RECORDED AS (R1) WITH THE UMATILLA -  
COUNTY SURVEYOR.

COMPUTED LOCATION OF 1/16TH-CORNER AS SHOWN ON (R1).

36  
N89°06'14"E 1332.69'  
(N89°56'39"E 1332.70' R1)  
FOUND 1.75" IRON PIPE  
MARKING THE NORTH 1/4  
CORNER OF SECTION 1 AS  
SHOWN ON (R1)

FOUND 2.5" BRASS CAP S-  
10.70' AND E 8.00' FROM  
1.75" IRON PIPE AS SHOWN  
ON (R1).

Scale 1" = 100'

**BASIS OF BEARINGS**  
6(2011), OREGON STATE PLANE NORTH  
LINE. TO REPRODUCE, HOLD A GRID  
LINE OF S89°06'14" W ALONG THE NORTH  
LINE OF THE NORTHWEST QUARTER OF  
SECTION 1, T4N, R28E, W.M., BETWEEN  
MONUMENTS. DISTANCES SHOWN ARE  
THE GROUND LENGTHS EXPRESSED IN  
INTERNATIONAL FEET HAVING A COMBINED  
GRID TO GROUND SCALE FACTOR OF  
1.00005695165197

NE 10TH ST

ROAD A

ROAD B

ROAD C

ROAD D

PARCEL 3 OF (R1)  
(3 RIVERS-OREGON PROPERTY LLC)  
562,404 S.F.  
12.91 AC.

1 2 3 4 5 6 7 8  
17 18 19 20 21 22 23 24  
25 26 27 28 29 30 31 32  
33 34 35 36 37 38 39 40 41 42 43 44 45

(ALONG SECTION LINE)  
N00°31'11" W 2845.93'  
N00°09'20" W 297.33'

433.02' (433.00' R1)

432.94'  
(433.00' R1)

S00°29'42" E 2863.99'

FOUND 5/8" IRON REBAR WITH "JAB 2735" CAP PER (R1). HELD FOR

S89°43'14" W 1298.82'  
(S89°26'08" E 1298.83' R1)

FOUND 5/8" IRON REBAR WITH "JAB 2735" CAP PER (R1). HELD FOR

INITIAL POINT:

**NOTE**  
SEE SHEET 2 FOR ADDITIONAL DIMENSIONING  
ALONG THE SECTION LINE

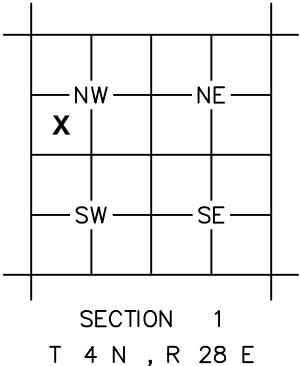
FOUND 5/8" IRON REBAR WITH "JAB 2735"  
CAP AS SHOWN ON (R1)  
FOUND 1.25" IRON PIPE MARKING THIS 1/16TH—  
CORNER AS SHOWN ON (R1)

COMPUTED POSITION OF THE  
CENTER OF SECTION 1 AS  
SHOWN ON (R1).

S89°53'18" W 1331.46' (R1)  
(S89°16'09" E R1)

**Apex Companies, LLC**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600

CLIENT: DENNIS GISI		PROJECT NO.: 66132.003	
SURVEYOR: GREG E. FLOWERS		DATE: 12/04/2025	
CALC BY: JLM		DRAWN BY: BCH	SCALE: 1" = 100'
SECTION: 1		TOWNSHIP: 4 NORTH	RANGE: 28 EAST, W.M.
CITY: HERMISTON		COUNTY: UMATILLA	SHEET <u>1</u> OF <u>5</u>



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

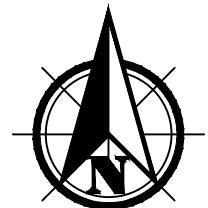
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWED 12/31/2025

# 10TH ST SUBDIVISION PRELIMINARY PLAT

## LOT LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

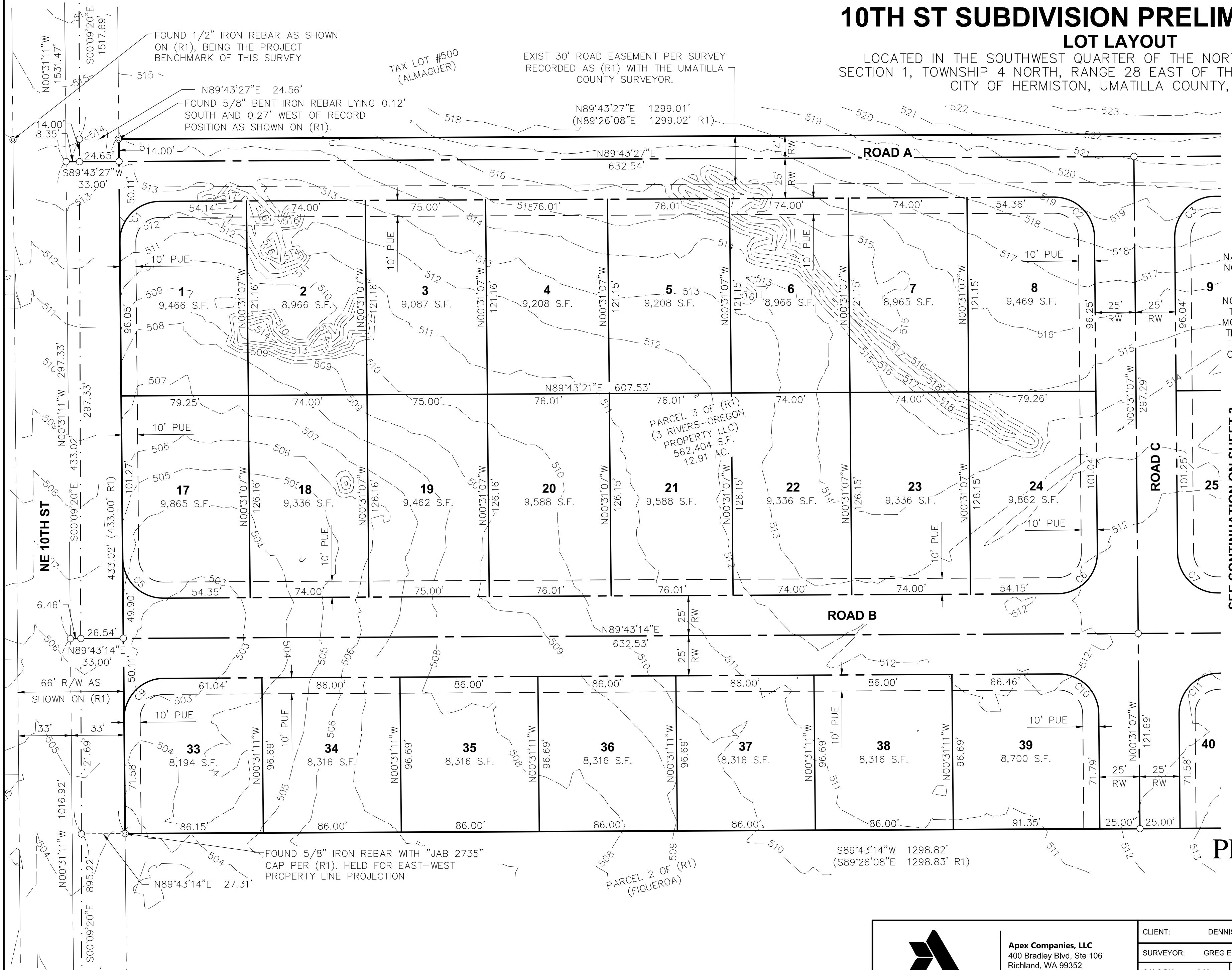


Scale 1" = 40'

**BASIS OF BEARINGS**

NAD83(2011), OREGON STATE PLANE NORTH ZONE. TO REPRODUCE, HOLD A GRID BEARING OF S89°06'14"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, T4N, R28E, W.M., BETWEEN FOUND MONUMENTS. DISTANCES SHOWN ARE TRUE GROUND LENGTHS EXPRESSED IN INTERNATIONAL FEET HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00005695165197

SEE CONTINUATION ON SHEET 3



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2025

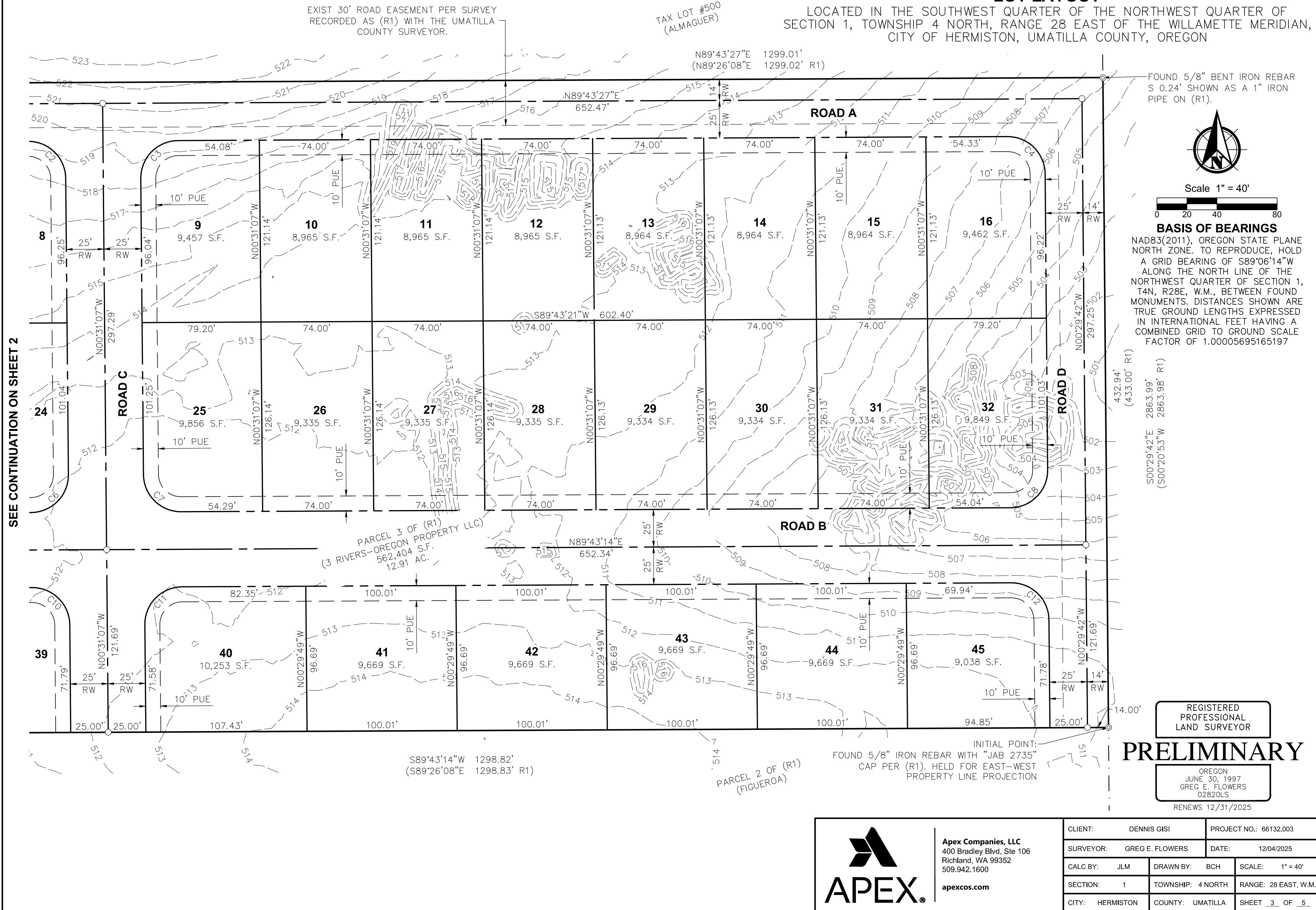


Apex Companies, LLC  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
apexcos.com

CLIENT:	DENNIS GISI	PROJECT NO.:	66132.003
SURVEYOR:	GREG E. FLOWERS	DATE:	12/04/2025
CALC BY:	JLM	DRAWN BY:	BCH
SECTION:	1	TOWNSHIP:	4 NORTH
CITY:	HERMISTON	COUNTY:	UMATILLA
SHEET	2	OF	5

# 10TH ST SUBDIVISION PRELIMINARY PLAT

## LOT LAYOUT



**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DENNIS GISI, TO SUBDIVIDE PARCEL 3 OF PARTITION PLAT 1998-42.

THIS PROJECT IS BOUND AS FOLLOWS:

- THE NORTH BY HOLDING THE RESIDUALS FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF THE SUBJECT PARCEL AS NOTED ON PARTITION PLAT 1998-42 (R1)
- THE EAST BY HOLDING THE COMPUTED LOCATION OF THE NORTH 1/16 CORNER OF THE NORTHWEST 1/4 AND THE FOUND 1.25" IRON PIPE MARKING THE SOUTH 1/16 CORNER OF THE NORTHWEST 1/4
- THE SOUTH BY HOLDING FOUND MONUMENTATION
- THE WEST BY HOLDING THE NE 10TH ST EASTERLY RIGHT-OF-WAY

THE CENTERLINE OF NE 10TH ST WAS ESTABLISHED BY HOLDING THE 0.75" IRON PIPE SET BY FRALEY PER SURVEY Q-558-AX ON THE NORTH AND THE COMPUTED POSITION OF THE WEST 1/4 CORNER OF SECTION 1. WHILE SAID IRON PIPE WAS SET IN ERROR, INTENDING TO BE THE NORTHWEST CORNER OF SAID SECTION 1 BUT LYING APPROXIMATELY 18' WEST OF THE CORRECT POSITION THAT WAS MARKED BY A 2.5" BRASS CAP SET BY KRUMBEIN PER SURVEY S-156-C, SAID NE 10TH ST HAD BEEN ORIGINALLY ESTABLISHED BASED OFF OF SAID IRON PIPE.

BOTH THE WEST 1/4 CORNER AND THE CENTER OF SECTION 1 WERE ESTABLISHED BY HOLDING THE POSITIONS AS SHOWN ON (R1).

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R10 GPS RECEIVERS HAVING AN ACCURACY OF EIGHT MILLIMETERS +/- 1 PPM PER MEASURED LENGTH. THE MONUMENTS & PINS SHOWN HEREIN WERE VISITED AND TIED DURING OUR SURVEYS IN NOVEMBER AND DECEMBER 2021.

**LEGAL DESCRIPTION**

REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT 1998-42 RECORDED UNDER UMATILLA COUNTY AUDITOR'S FILE NUMBER 1998-3390295.

**TITLE REPORT REFERENCE**

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN PIONEER TITLE COMPANY'S TITLE REPORT, ORDER NO. 893586 DATED: NOVEMBER 18, 2025 AT 7:00AM. IN PREPARING THIS PLAT, APEX COMPANIES, LLC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS APEX COMPANIES, LLC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PRELIMINARY PLAT AND DISCLOSED BY THE REFERENCED PIONEER TITLE COMPANY'S TITLE REPORT. APEX COMPANIES, LLC. HAS RELIED WHOLLY ON PIONEER TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE APEX COMPANIES, LLC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

**EASEMENT NOTE (PER TITLE REPORT)**

THIS PROPERTY IS SUBJECT TO THAT RIGHT-OF-WAY EASEMENT TO THE UMATILLA ELECTRIC COOPERATIVE ASSOCIATION FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION LINE RECORDED IN BOOK 160, PAGE 587, ENCUMBERING ALL OF TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. LOCATION AND WIDTH NOT SPECIFIED

**PUBLIC UTILITY EASEMENT NOTE**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

**ZONING**

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: THE NORTH, EAST, AND SOUTH ARE ALL OUTSIDE CITY LIMITS, MEDIUM-HIGH DENSITY RESIDENTIAL (R-3) TO THE WEST.

**FLOOD PLAIN NOTE**

FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0585G IN WHICH ZONE X IS DEFINED AS: AREA OF MINIMAL FLOOD HAZARD, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**EXISTING USE OF PROPERTY**

LAND IS CURRENTLY UNDEVELOPED. THERE ARE WATER AND PETROLEUM LINES RUNNING NORTH AND SOUTH NEAR THE WEST BOUNDARY OF THE SITE AND OVERHEAD POWER FACILITIES NEAR THE SOUTHWEST SIDE OF THE SITE.

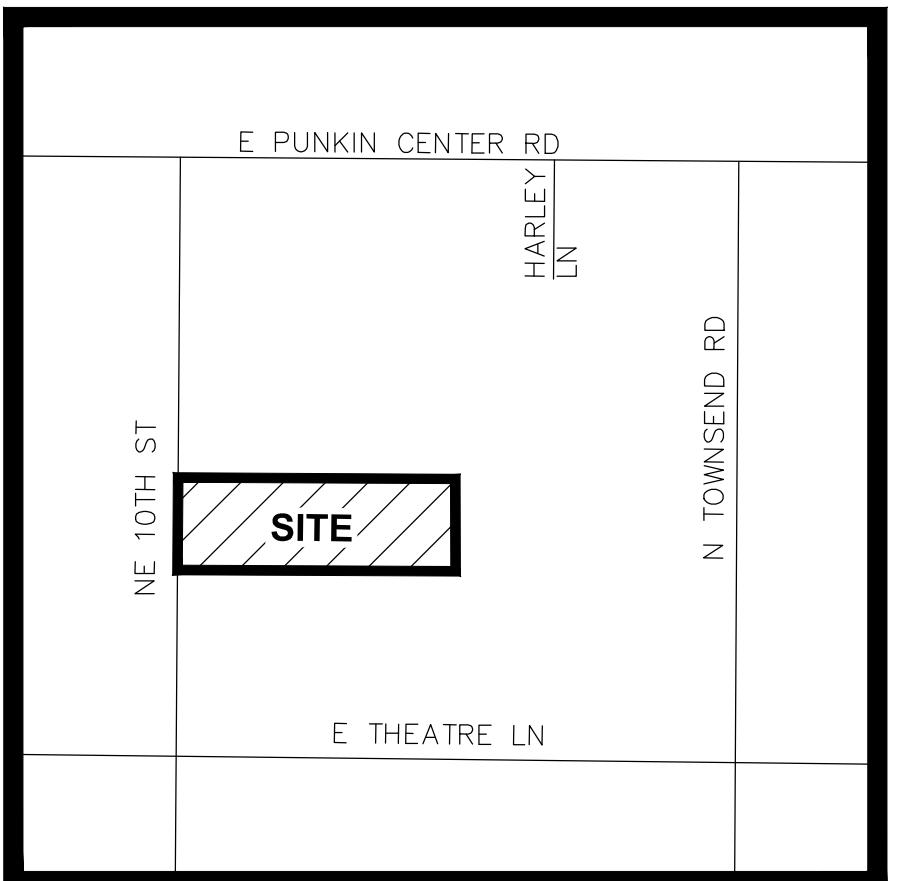
# 10TH ST SUBDIVISION PRELIMINARY PLAT

## LOT LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

**LEGEND & ABBREVIATIONS**

◆	FOUND SURVEY MONUMENT AS NOTED
◎	FOUND REBAR AS NOTED
○	COMPUTED POSITION, NOT FOUND OR SET
C#	DENOTES CURVE DATA, SEE TABLE ON THIS SHEET
LS / PLS	LAND SURVEYOR / PROFESSIONAL LAND SURVEYOR
PUE	PROPOSED PUBLIC UTILITY EASEMENT
RW	PROPOSED RIGHT-OF-WAY
R/W	EXISTING RIGHT-OF-WAY
(R#)	DENOTES SURVEY REFERENCE, SEE LIST ON SHEET 1, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS OTHERWISE NOTED
S.F. / AC.	SQUARE FEET / ACRES
— — — — —	SECTION OR SECTION-SUBDIVISION LINE
— — — — —	PROJECT BOUNDARY
— — — — —	PROPOSED RIGHT-OF-WAY BOUNDARY
— — — — —	PROPOSED RIGHT-OF-WAY CENTERLINE
— — — — —	PROPOSED LOT LINE
— — — — —	PROPOSED EASEMENT
— — — — —	EXISTING RIGHT-OF-WAY BOUNDARY
— — — — —	EXISTING RIGHT-OF-WAY CENTERLINE
— — — — —	EXISTING LOT LINE
— — — — —	EXISTING EASEMENT
— — — # # — — —	1-FOOT INTERVAL GROUND CONTOURS FROM SITE CONDITIONS FROM DECEMBER 2021, GROUND CONTOURS ALONG THE 10TH ST CORRIDOR REFLECT SITE CONDITIONS FROM AUGUST 2025

**VICINITY MAP**

NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.38'	35.43'	S44°36'08"W	90°14'38"
C2	25.00'	39.17'	35.28'	N45°23'50"W	89°45'26"
C3	25.00'	39.38'	35.43'	S44°36'10"W	90°14'34"
C4	25.00'	39.18'	35.29'	S45°23'07"E	89°46'51"
C5	25.00'	39.17'	35.28'	S45°23'58"E	89°45'35"
C6	25.00'	39.38'	35.43'	N44°36'04"E	90°14'21"
C7	25.00'	39.17'	35.28'	N45°23'56"W	89°45'39"
C8	25.00'	39.37'	35.42'	S44°36'46"W	90°12'56"
C9	25.00'	39.38'	35.43'	S44°36'02"W	90°14'25"
C10	25.00'	39.17'	35.28'	S45°23'56"E	89°45'39"
C11	25.00'	39.38'	35.43'	S44°36'04"W	90°14'21"
C12	25.00'	39.18'	35.29'	S45°23'14"E	89°47'04"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2025

CLIENT: DENNIS GISI	PROJECT NO.: 66132.003
SURVEYOR: GREG E. FLOWERS	DATE: 12/04/2025
CALC BY: JLM	DRAWN BY: BCH
SECTION: 1	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
SHEET: 4 OF 5	

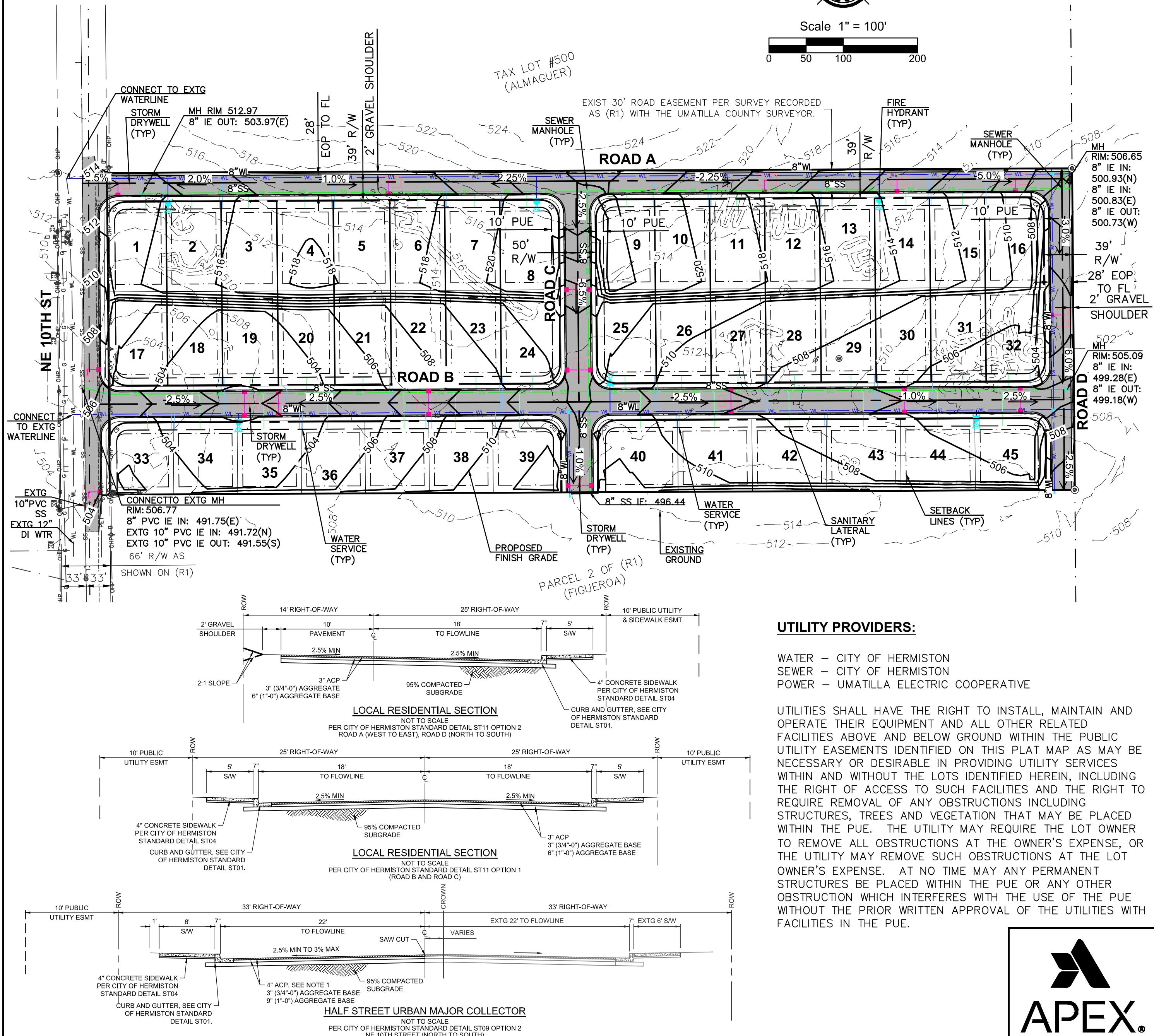


Apex Companies, LLC  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
apexcos.com

# 10TH ST SUBDIVISION PRELIMINARY PLAT

## UTILITY LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



Apex Companies, LLC 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 apexcos.com	CLIENT: DENNIS GISI	PROJECT NO.: 66132.003
SURVEYOR: GREG E. FLOWERS	DATE: 12/04/2025	
CALC BY: JLM	DRAWN BY: DCC/MP	SCALE: 1" = 100'
SECTION: 1	TOWNSHIP: 4 NORTH	RANGE: 28 EAST, W.M.
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 5 OF 5



**Where Life is Sweet**

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of February 11, 2026

**Title/Subject**

Final Plat – Diamond Run Phases 2 and 3 Middle Housing Land Division, Home Run Land LLC, 4N 28 12BB Tax Lots 300 & 502

**Summary and Background**

Home Run Land LLC has submitted a request for a middle housing land division for Phases 2 and 3 of the Diamond Run subdivision located on E Diagonal Blvd. The middle housing land division occupies the remaining lots in the Diamond Run subdivision. Lots 124 and 125 of the original plat contain the remaining undeveloped housing. The city approved 77 lots in this area on August 20, 2020. The middle housing land division increases the number of lots from 77 to 137. At the same time the legal density is not increasing as each of the 77 lots is able to accommodate single and two-family dwellings by right under state statute and local ordinance. What does change is that each half of a two-family dwelling is located on a single lot of record rather than two dwellings being located on one lot.

The middle housing land division process was approved by the legislature in 2021 under SB 458 and is codified in ORS 92.031 and 197.360. The middle housing land division is not treated as a conventional platting process governed by Chapter 154 of the Hermiston Code of Ordinances and the preliminary plat and general improvement standards are not applicable. Under the governing ORS, only those criteria contained in ORS 92.031 may be applied.

*(c) May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.*

As such, the tentative approval of the middle housing land division was processed as an administrative application subject to the procedures in ORS 197.360 and approved by planning staff on December 31, 2025. In the governing ORS, the city grants a tentative approval at the administrative level and then the final approvals are obtained normally as with any land plat. ORS 197.360 through 197.380 establish that this application is treated as an expedited land division and is specifically exempt from a traditional hearings process (ORS 197.365(3)(b)(A)). It is subject to traditional noticing requirements although this type of notice specifies that those notified have 14 days to submit comments and then a decision is rendered administratively. The city has complied with the procedural requirements in ORS 197.365. Notice was issued on December 15, 2025 and the comment period closed on December 29, 2025. A copy of the

staff decision, conditions of approval, and findings of fact for the middle housing land division are attached.

The final plat now comes before the planning commission for review for compliance with the final plat standards in §154.46 of the Hermiston Code of Ordinances. Findings of fact for §154.46 are attached.

### **Tie-In to Council Goals**

Approval of plats is a matter of city administration. In the case of this type of land division, approval is required if the criteria in ORS 92.031 are satisfied.

### **Fiscal Information**

There is no impact to the city from the approval of the plat. Each attached dwelling is expected to be priced near \$250,000 to \$350,000 and generate \$1,520 in tax revenue annually. Full buildout will generate approximately \$205,000 in city revenue.

### **Alternatives and Recommendation**

#### **Alternatives**

In this type of land division, approval is required if the criteria in ORS 92.031 are satisfied. The criteria in OR 92.031 are satisfied and the appeal period has expired. The planning commission shall determine if the final plat criteria in §154.46 are satisfied.

#### **Recommended Action/Motion**

Staff recommends that the planning commission approve the final plat subject to the December 31, 2025 conditions of approval.

#### **Submitted By:**

Clinton Spencer, Planning Director

**Exhibit A**  
**Findings of Fact**  
**Diamond Run Final Plat**  
**E Diagonal Blvd – 4N 28 12BB Tax Lots 300 and 502**  
**February 11, 2026**

**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. **Restrictions 1 and 2 relating to approval of the land division and further division of lots as required by the December 31, 2025 approval are not included and shall be added to the final plat prior to city signature.**

(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.**



December 31, 2025

Lloyd Piercy  
Home Run Land LLC  
33927 Riverview Drive  
Hermiston, OR 97838

Re: **Notice of Decision** – Middle Housing Land Division – Diamond Run Phase 2 and 3

Dear Mr. Piercy:

The City of Hermiston has reviewed and granted tentative approval for Phases 2 and 3 of the Diamond Run subdivision pursuant to ORS 92.031(2). The tentative approval constitutes an administrative approval under ORS 197.365 and serves the same function as a preliminary plat approval under §154.35 of the Hermiston Code of Ordinances. The tentative plat is intended to provide individual lots for duplex dwellings where each dwelling unit is contained on an individual lot with a common wall joining the dwellings. Said dwellings constitute middle housing as defined in ORS 197A.420.

In reviewing the tentative plat, the City of Hermiston has applied the standards contained in ORS 92.031. Per the governing statute, the only applicable criteria are contained in 92.031. Findings of fact demonstrating compliance with ORS 92.031 are attached. Additionally, conditions of approval compliant with the governing statute are attached as well.

This letter constitutes a tentative approval as required by the State of Oregon under ORS 92.031(2). This approval is an administrative approval of the tentative plat. The final plat is subject to final approval by the Hermiston Planning Commission and Hermiston City Council subject to the provisions of §154.46 of the Hermiston Code of Ordinances. Pursuant to ORS 197.365(4)(b)(A), the planning commission and city council will not hold hearings on the proposal. The required notices were provided by the City of Hermiston for the administrative review of the tentative plan on December 15, 2025. The planning commission will meet on February 11, 2026 and the city council will meet on February 23, 2026 to review the final plat for compliance with §154.46. Each meeting will be held at 7:00 p.m. at 180 NE 2<sup>nd</sup> Street, Hermiston, OR.

Under the provisions of ORS 197.375, a middle housing land division may be appealed within 14 days of the mailing of a notice of decision. An appeal shall be accompanied by a \$300 deposit for costs. The decision may be appealed by the applicant or any person or organization who files written comments during the comment period. An appeal shall be based on allegations:

City of Hermiston  
**PLANNING DEPARTMENT**

- Of violation of the substantive provisions of the applicable land use regulations;
- Of constitutionality of the decision;
- That the applicant is not eligible for review under ORS 92.031 or 197.360 to 197.380 and should be reviewed as a land use decision or limited land use decision;
- That the parties' substantive rights have been substantially prejudiced by an error in procedure by the local government

An appeal of the decision shall be made to a referee appointed by the local government under this section.

If no appeal is filed by January 13, 2026, the city's decision will become final.

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

Sincerely,

Clinton Spencer  
Planning Director

C:      Byron Smith  
          Rich Tovey  
          Building Department  
          Development Staff

## **Conditions of Approval for Diamond Run Phases 2 and 3 Middle Housing Land Division**

**December 31, 2025**

**E Diagonal Blvd – 4N 28 12BB Tax Lots 300 and 502**

Pursuant to ORS 92.031(3) through 92.031(8), the City of Hermiston imposes conditions permitted within the governing statute for middle housing land divisions. In imposing these conditions, the City of Hermiston is not subjecting the proposal to additional approval criteria except those specified in ORS 92.031.

1. Further division of Lots 124 through 261 of Diamond Run Subdivision Phase 2-3 is prohibited. The surveyor shall place a notation on the final plat stating that further subdivision of all lots is prohibited prior to City approval of the final plat. 92.031(3)(a)
2. The surveyor shall place a notation on the final plat stating that approval of this plat is given under ORS 92.031 prior to City approval of the final plat. 92.031(3)(b)
3. Public improvements consistent with the conditions of approval for the Diamond Run preliminary plat dated August 20, 2020, as shown on the approved public improvement civil drawings, and consistent with the Hermiston Public Works Standards, Technical Specifications, and Standard Drawings shall be installed and accepted by the City of Hermiston prior to occupancy of any structure in Diamond Run Subdivision Phase 2-3. 92.031(4)(b)
4. Accessory dwellings are not permitted on any lot within Diamond Run Subdivision Phase 2-3.
5. All attached single-family dwellings constructed in Diamond Run Subdivision Phase 2-3 shall be constructed in accordance with applicable building codes provisions relating to new property lines and the Oregon residential specialty code. 92.031(2)(e)

## Findings of Fact for Diamond Run Phases 2 and 3 Middle Housing Land Division

December 31, 2025

E Diagonal Blvd – 4N 28 12BB Tax Lots 300 and 502

### ORS 92.031

- (1) As used in this section, “middle housing land division” means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197A.420(2) or (3).
- (2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:
  - a. A proposal for the development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197A.420(5);

#### *Findings:*

- (1) The City of Hermiston has received an application to replat Lots 124 and 125 of the Replat of Lots 1 Thru 72, 74 and 75 of Diamond Run Subdivision Phase 1. Lots 124 and 125 received preliminary plat approval from the City of Hermiston as part of the Diamond Run subdivision on August 20, 2020. Preliminary approval granted by the city approved 77 lots on Lots 124 and 125. Under the provisions of §157.027(A)(1) of the Hermiston Code of Ordinances, each lot may accommodate a single- or two-family dwelling. Construction of two-family dwellings constitutes development of middle housing under the provisions of ORS 197A.420(3).
- (2) Amendment of the underlying preliminary plat to place each dwelling unit in a two-family dwelling on an individual lot constitutes a middle housing land division as defined in ORS 92.031(1) and (2)(d).
- (3) The applicant has provided the city as part of this application a lot development plan consistent with the requirements of ORS 92.031(2) which identifies the development of exactly one dwelling unit on each parcel resulting from the middle housing land division. Said development plan is included in the project file and incorporated into the findings by reference.
- (4) The development plan indicates that each set of two-family dwellings will be constructed with a common wall as required by ORS 197A.420(1)(d).
- (5) The City of Hermiston finds that the proposed land division with common wall two-family dwellings is a qualifying middle housing development proposal and therefore eligible for a middle housing land division subject to the requirements of ORS 92.031.

- b. Separate utilities for each unit;

**Findings:**

- (6) Separate utility connections are provided for each dwelling unit. The developer has submitted civil plans for the development of infrastructure within this development. Each lot and dwelling is planned for a separate water and sewer connection. Plans are on file with the City of Hermiston Community Development Department.
- (7) The City of Hermiston finds that the utility plans and installed utilities demonstrate that separate utilities are installed for each unit. ORS 92.031(2)(b) is satisfied.

- c. Proposed easements necessary for each dwelling unit on the plan for:**
  - A) Locating, accessing, replacing, and servicing all utilities;**
  - B) Pedestrian access from each dwelling unit to a private or public road;**
  - C) Any common use areas or shared building easements;**
  - D) Any dedicated driveways or parking; and**
  - E) Any dedicated common area;**

**Findings:**

- (8) Utility easements, ten feet in width are located on all front lot lines consistent with ORS 92.044(7).
- (9) Pedestrian access easements are not necessary for any lot in this development, with the exception of Lots 166 and 167. A 20-foot access and utilities easement is dedicated on these lots to insure adequate access to Lot 167.
- (10) Common areas, driveways, parking, and building area easements are not required for these lots, with the exception of Lots 166 and 167 which do require an access easement for Lot 167.
- (11) The City of Hermiston finds that the easement requirements of ORS 92.031(c) are satisfied.

- d. Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels, or tracts used as common areas; and**

**Findings:**

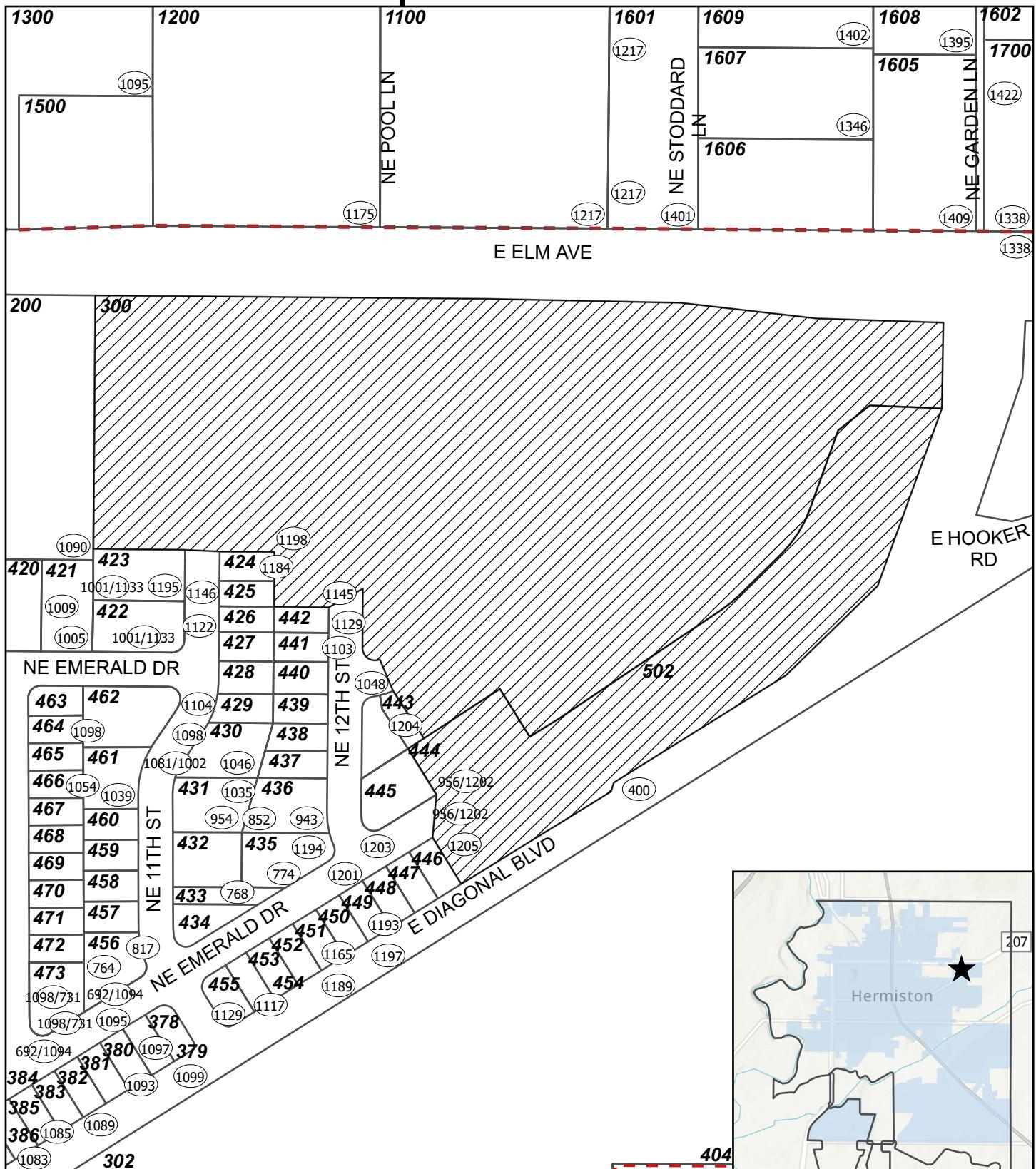
- (12) The application includes a lot by lot development plan. The development contains an evidentiary record that each lot is intended to accommodate exactly one dwelling unit on each parcel.
- (13) Pursuant to ORS 92.031(3), the city will prohibit further division of all lots in this middle housing development.
- (14) Pursuant to ORS 92.031(6), the city will prohibit the construction of accessory dwellings on all lots in this middle housing development.

- e. Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with the applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.**

(15) The applicant has submitted building footprints and plans demonstrating compliance with the specialty residential code and meeting the requirements that all newly constructed units share a common wall as required by ORS 197A.420(1)(d).

(16) All newly constructed units shall share a common wall and be considered as one half of a duplex located upon one lot meeting the minimum lot size for single-and two-family lots in the R-3 zone. The aggregate of all pairs of lots meets the minimum size of 5,000 square feet as required by §157.027(C)(1) and §157.152(B).

# Notice of Proposed Land Use Action



0 100 200 300 400  
Feet

N  
48

# DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E

WILLAMETTE MERIDIAN  
CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

OCTOBER 13, 2025  
JOB NO. 25-101

SHEET 1 OF 7

## SHEET INDEX

- 1) COVER SHEET, SHEET INDEX
- 2) EXTERIOR BOUNDARY, SECTION TIES
- 3) LOTS AND DIMENSIONS
- 4) LOTS AND DIMENSIONS
- 5) LOTS AND DIMENSIONS
- 6) LOTS AND DIMENSIONS
- 7) LEGAL DESCRIPTION, CERTIFICATION, DEDICATION, APPROVAL SIGNATURES, VIGINTY MAP, SURVEYOR'S NARRATIVE, CURVE TABLE

## SURVEY REFERENCE

- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71
- 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
- 3) FLOWERS SURVEY 09-104-C
- 4) WELLS SURVEY 16-024-C
- 5) STOCKHOFF ODOT SURVEY 09-173-B

**SURVEYOR'S CERTIFICATE**  
I, KEVIN L. BETHUE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

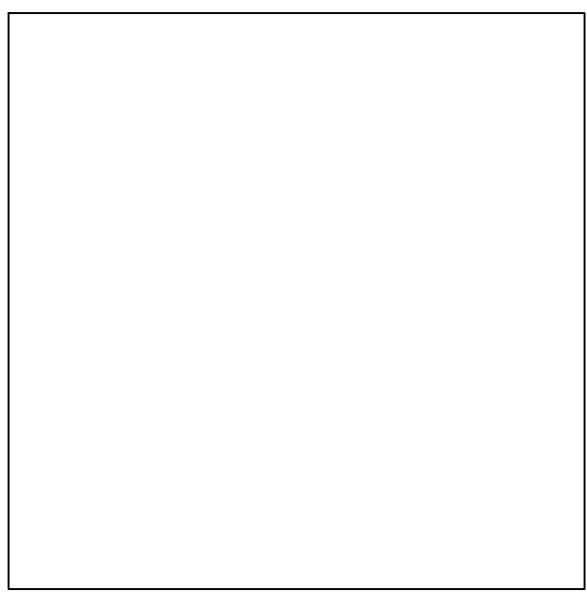
KEVIN L. BETHUE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.  
10-13-2025 DATED

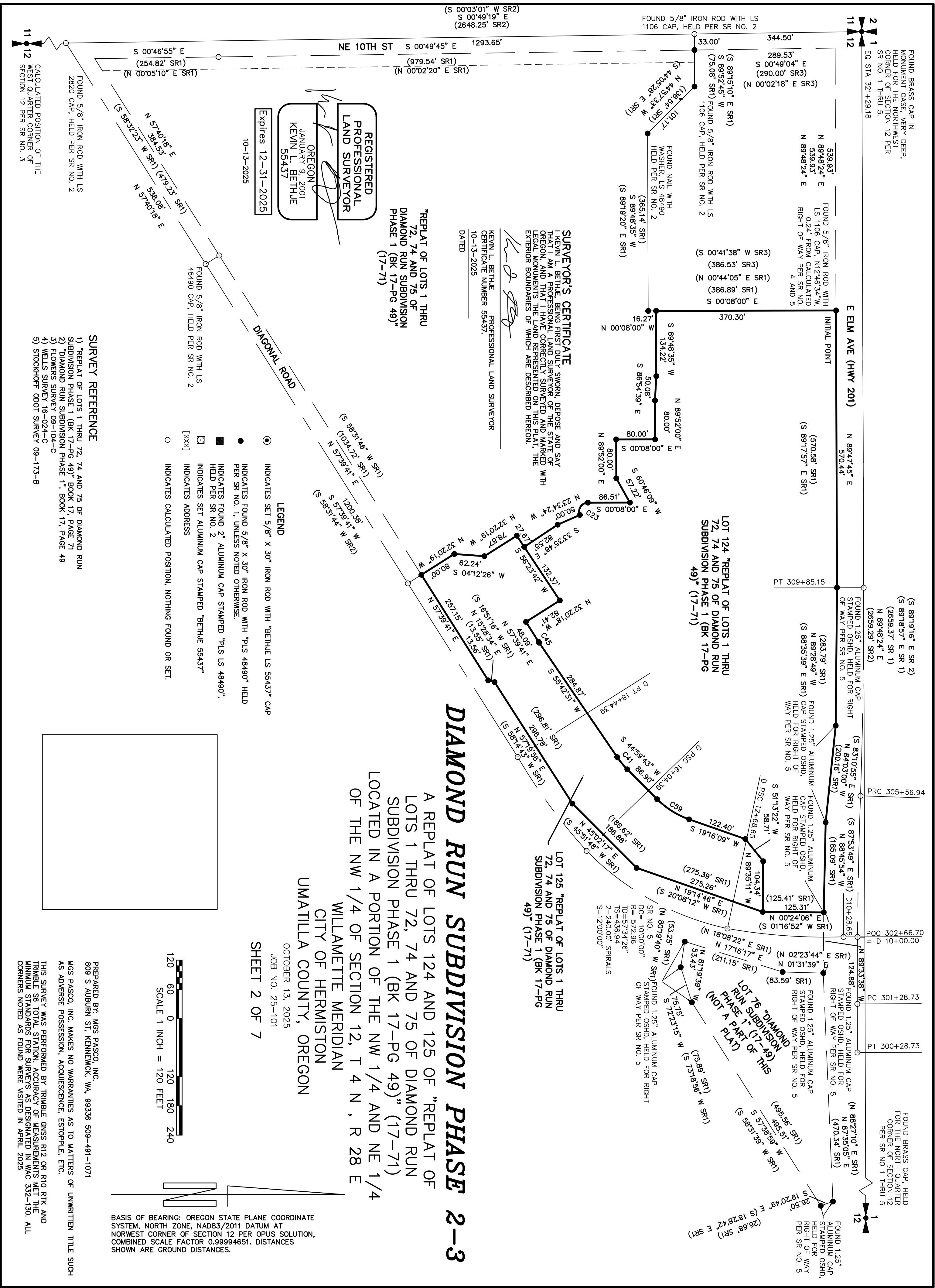
REGISTERED PROFESSIONAL LAND SURVEYOR	
OREGON	
JANUARY 9, 2001	
KEVIN L. BETHUE	
55437	
Expires 12-31-2025	
10-13-2025	

PREPARED BY: MGS PASCO, INC.  
809 S AUBURN ST, KENNEWICK, WA 99336 509-491-1071

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCE, ESTOPPEL, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GPS R12 OR R10 RTK AND TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130. ALL CORNERS NOTED AS FOUND WERE VISITED IN APRIL 2025





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**LEGEND**

- INDICATES SET 5/8" X 30" IRON ROD WITH "BETHUE LS 55437"
- INDICATES FOUND 5/8" X 30" IRON ROD WITH CAP HELD PER SR NO. 1 AND 2, UNLESS NOTED OTHERWISE.
- INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLS LS 48490", HELD PER SR NO. 2
- INDICATES SET ALUMINUM CAP STAMPED "BETHUE 55437"
- [xxx] INDICATES ADDRESS
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET.

# DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF SECTION 12, T 4 N, R 28 E

CITY OF HERMISTON  
UMATILLA COUNTY, OREGON  
OCTOBER 13, 2025  
JOB NO. 25-101  
SHEET 3 OF 7

40 20 0 40 60 80  
SCALE 1 INCH = 40 FEET

KEVIN L. BETHUE PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER 55437  
DATED 10-13-2025  
Signature

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHUE  
55437  
Expires 12-31-2025  
Signature

## SURVEY REFERENCE

- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71
- 2) DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
- 3) FLOWERS SURVEY 09-104-C
- 4) WELLS SURVEY 16-024-C
- 5) STOCKHOFF ODOT SURVEY 09-173-B

BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM AT NORWEST CORNER OF SECTION 12 PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994651. DISTANCES SHOWN ARE GROUND DISTANCES.



PREPARED BY: MGS PASCO, INC.  
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071  
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## DIAMOND RUN SUBDIVISION PHASE 2-3

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WILLAMETTE MERIDIAN  
CITY OF HERMISTON

UMATILLA COUNTY, OREGON

OCTOBER 13, 2025

JOB NO. 25-101

SHEET 4 OF 7

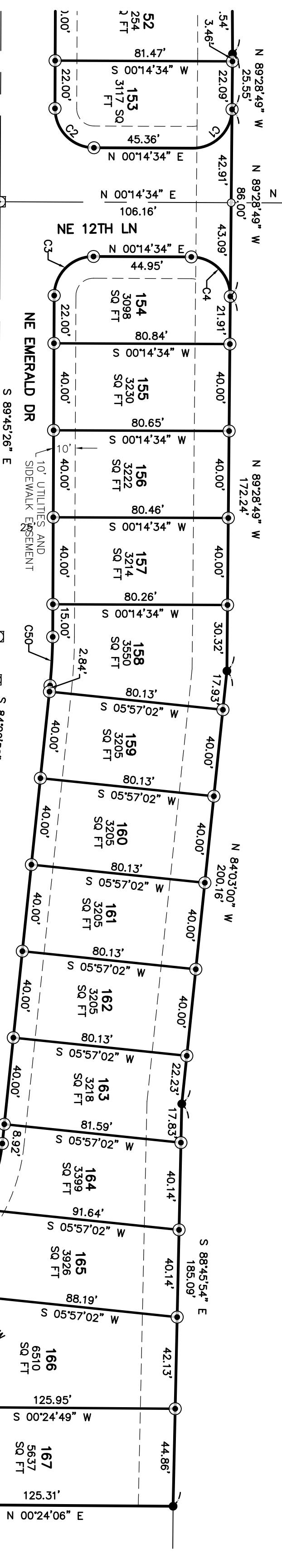
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4) WELLS SURVEY 16-024-C  
5) STOCKHOF ODOT SURVEY 09-173-B

SURVEYOR'S CERTIFICATE  
I, KEVIN L. BETHIE, BEING FIRST DULY SWORN, DEPOSE AND SAY  
THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF  
OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH  
LEGAL MONUMENTS THE LAND BOUNDARIES OF WHICH ARE DESCRIBED HEREON.  
EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHIE PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER 55437  
10-13-2025

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
OREGON  
JANUARY 9, 2001  
KEVIN L. BETHIE  
55437

Expires 12-31-2025  
10-13-2025



BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM AT  
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COMBINED SCALE FACTOR 0.99994651. DISTANCES  
SHOWN ARE GROUND DISTANCES.

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SCALE 1 INCH = 40 FEET

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**DIAMOND RUN SUBDIVISION PHASE 2-3**

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BOOK 17, PAGE 71

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PAGE 49

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4) WELLS SURVEY 16-024-C

5) STOCKHUFF ODOT SURVEY 09-173-B

**WILLAMETTE MERIDIAN  
CITY OF HERMISTON  
UMATILLA COUNTY, OREGON**

OCTOBER 13, 2025  
JOB NO. 25-101

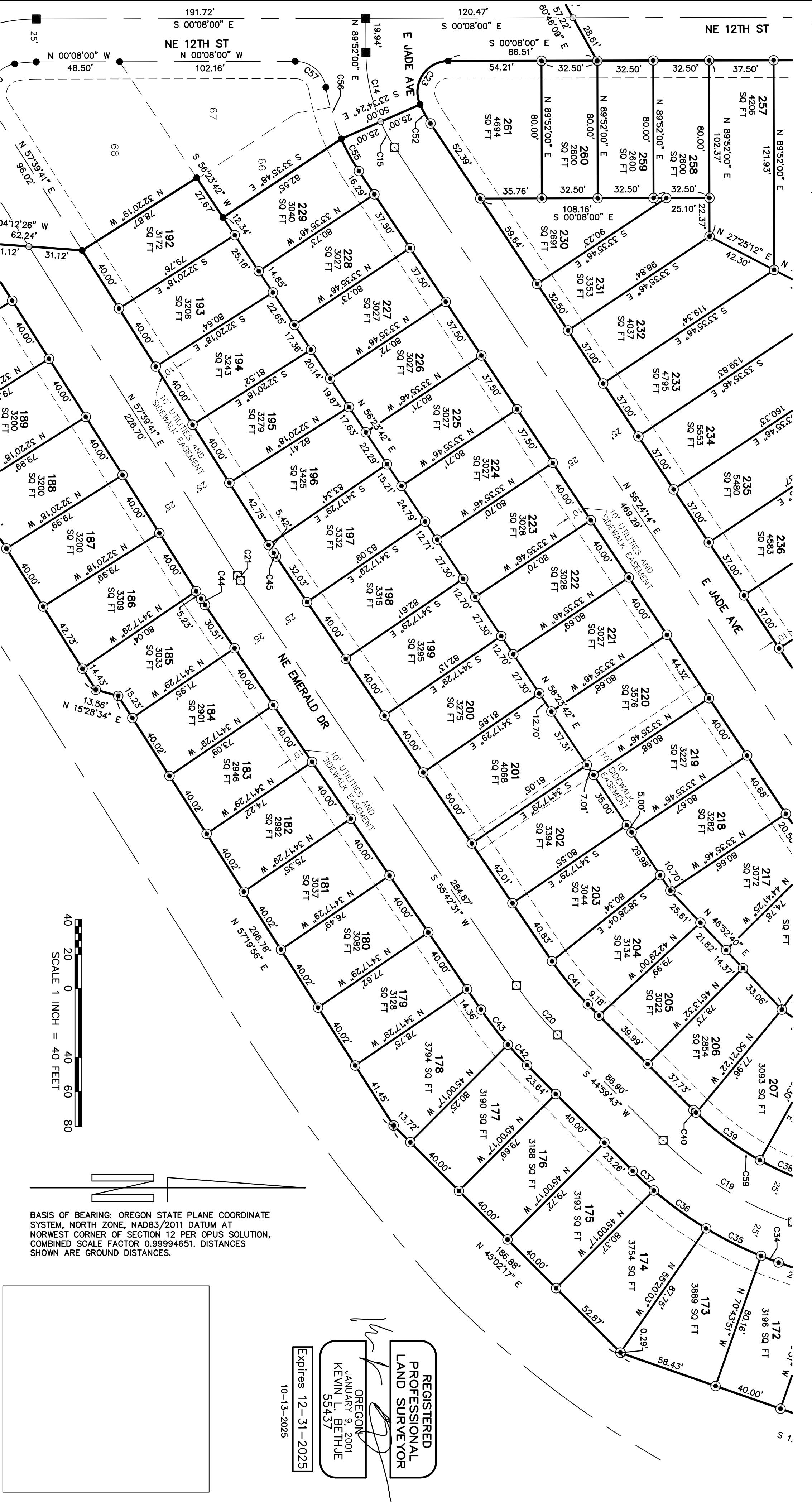
SHEET 5 OF 7

**SURVEYOR'S CERTIFICATE**  
I, KEVIN L. BETHIE, BEING FIRST DULY SWORN, DEPOSE AND SAY  
THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF  
OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH  
LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE  
EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

*Kevin L. Bethie*  
KEVIN L. BETHIE PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER 55437.  
DATED  
10-13-2025

I, KEVIN L. BETHIE, BEING FIRST DULY SWORN, DEPOSE AND SAY  
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*Kevin L. Bethie*



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## LEGEND

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A REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF

DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)"

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# DIAMOND RUN SUBDIVISION

## PHASE 2-3

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WILLAMETTE MERIDIAN

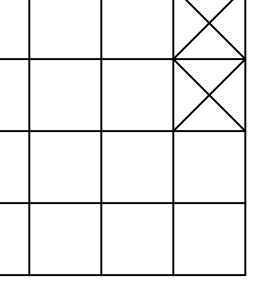
CITY OF HERMISTON

UMATILLA COUNTY, OREGON

OCTOBER 13, 2025

JOB NO. 25-101

SHEET 7 OF 7



SECTION 12  
T 4 N, R 28 E

### SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SUBDIVISION WAS TO PLAT LOTS 124 AND 125 AS SHOWN HEREON, TO CONDUCT THIS SURVEY, WE LOCATED THE NORTHWEST SECTION CORNER AND NORTH QUARTER CORNER OF SECTION 12, AND HELD BOTH MONUMENTS PER SURVEY REFERENCES NO. 1-5. WE LOCATED AND HELD THE EXISTING IRON RODS AS SHOWN IN SURVEY REFERENCES NO. 1 AND 2 AROUND THE PERIMETER OF OUR PROJECT. WE CALCULATED THE WEST QUARTER CORNER OF SECTION 12 PER SR NO. 3. WE ALSO LOCATED ALUMINUM CAP MONUMENTS AND HELD THOSE PER ODOT SR NO. 3. THOSE MONUMENTS WERE USED TO CALCULATE THE CENTERLINE ALIGNMENT OF DIAGONAL ROAD AND E. ELM AVE (HWY 207). MOST OF THE BOUNDARY RESOLUTION MONUMENTS ARE SHOWN ON SHEET 2 OF 7 HERON.

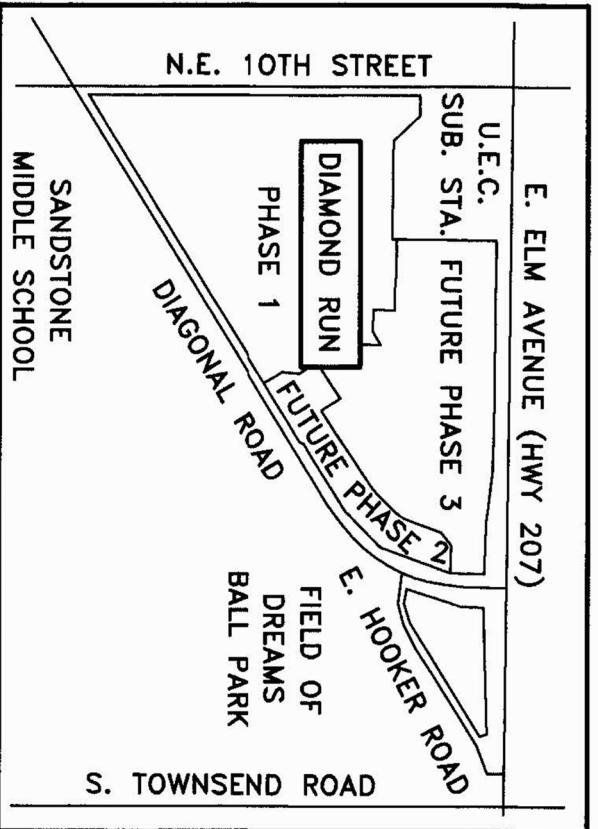
### LEGAL DESCRIPTION:

LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" ACCORDING TO THE PLAT THEREOF RECORDED UNDER BOOK 17 OF PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

### SURVEYOR'S NARRATIVE:

1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71  
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3) FLOWERS SURVEY 09-104-C  
4) WELLS SURVEY 16-024-C  
5) STOCKHOF ODOT SURVEY 09-173-B

### VICINITY MAP N.T.S.



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
WE, HOME RUN LAND LLC, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING SUBDIVISION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS SUBDIVISION TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND SUBDIVISION OF LOTS 25 AND 125, REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49).

**SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_**  
**ACKNOWLEDGEMENT:**  
**STATE OF \_\_\_\_\_ DATE \_\_\_\_\_**

**COUNTY OF \_\_\_\_\_ DATE \_\_\_\_\_**

**THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024,  
PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME  
THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I  
HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.**

**SIGNATURE NOTARY PUBLIC DATE \_\_\_\_\_**

**PRINTED NAME \_\_\_\_\_**

**MY APPOINTMENT EXPIRES: \_\_\_\_\_**

**MY APPOINTMENT EXPIRES: \_\_\_\_\_**

**UMATILLA COUNTY SURVEYOR:**  
1. DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION, THAT IT COMPILES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

**UMATILLA COUNTY SURVEYOR**

**CHARMAN \_\_\_\_\_ DATE \_\_\_\_\_**

**CITY OF HERMISTON PLANNING COMMISSION**

**I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION AND THAT IT COMPILIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION.**

**CHARMAN \_\_\_\_\_ DATE \_\_\_\_\_**

**CITY OF HERMISTON COUNCIL**

**I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY**

**CHARMAN \_\_\_\_\_ DATE \_\_\_\_\_**

**MAYOR \_\_\_\_\_ DATE \_\_\_\_\_**

**HERMISTON IRRIGATION DISTRICT**

**I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.**

**CHARMAN \_\_\_\_\_ DATE \_\_\_\_\_**

**MANAGER \_\_\_\_\_ DATE \_\_\_\_\_**

**COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_**

**COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_**

**ASSESSOR AND TAX COLLECTOR:**

**COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_**

**COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_**

**ASSESSOR AND TAX COLLECTOR:**

**COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_**

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

**COUNTY ASSESSOR \_\_\_\_\_**

**COUNTY TAX COLLECTOR \_\_\_\_\_**

**SURVEYOR'S CERTIFICATE:**  
I, KEVIN L. BETHUE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

**KEVIN L. BETHUE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER 55437**

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*[Signature]*  
KEVIN L. BETHUE  
JANUARY 9, 2001

*[Signature]*  
KEVIN L. BETHUE  
55437

*[Signature]*  
KEVIN L. BETHUE  
EXPIRES 12-31-2025

*[Signature]*  
KEVIN L. BETHUE  
10-13-2025  
DATED



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of February 11, 2026

**Title/Subject**

Final Plat- Anderson 4N2815AB Tax Lot 13300 & 13400 - 625 W Division Ave/610 W Johns Ave

**Summary and Background**

George Anderson has submitted the final plat for land located at 625 W Division Ave & 610 W Johns Ave. The replat reconfigures the boundary between two existing parcels. The property is zoned Low Density Residential (R-1). After the replat, Lot 1 will increase in size to 19,130 square feet and Lot 2 will decrease in size to 9,431 square feet. The property is owned by George Anderson and under contract for sale to Matthew & Melony St. Hilaire.

The planning commission's approval of the preliminary plat was subject to one condition of approval. The Hermiston Irrigation District has signed the final plat and there are no longer any approval conditions.

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances. The final plat findings are attached to this report as Exhibit A. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D.

**Tie-In to Council Goals**

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

**Fiscal Information**

There is no financial impact as a result of this replat

**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.

Motion to approve the final plat.

**Submitted By:**

C.F. Spencer, Planning Director

**Exhibit A**  
**Findings of Fact**  
**George Anderson Replat**  
**February 11, 2026**

*Chapter 154: Subdivisions*

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. **No restrictions are proposed and none are 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.**

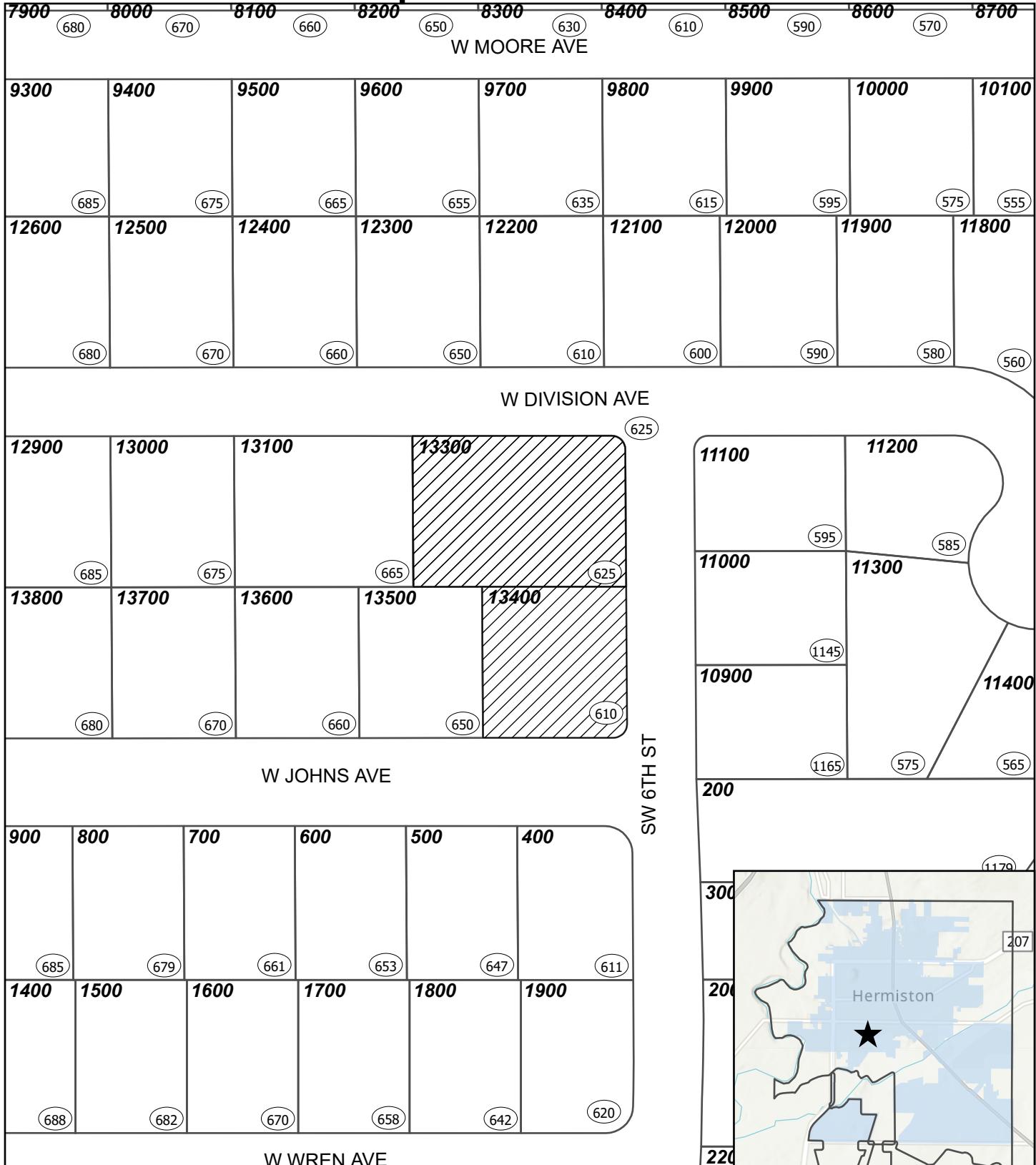
(O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Chapter 157: Zoning

§157.025 Low Density Residential (R-1)

Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone. Uses permitted in the R-1 zone are listed in 157.025 of the Hermiston Code of Ordinances.

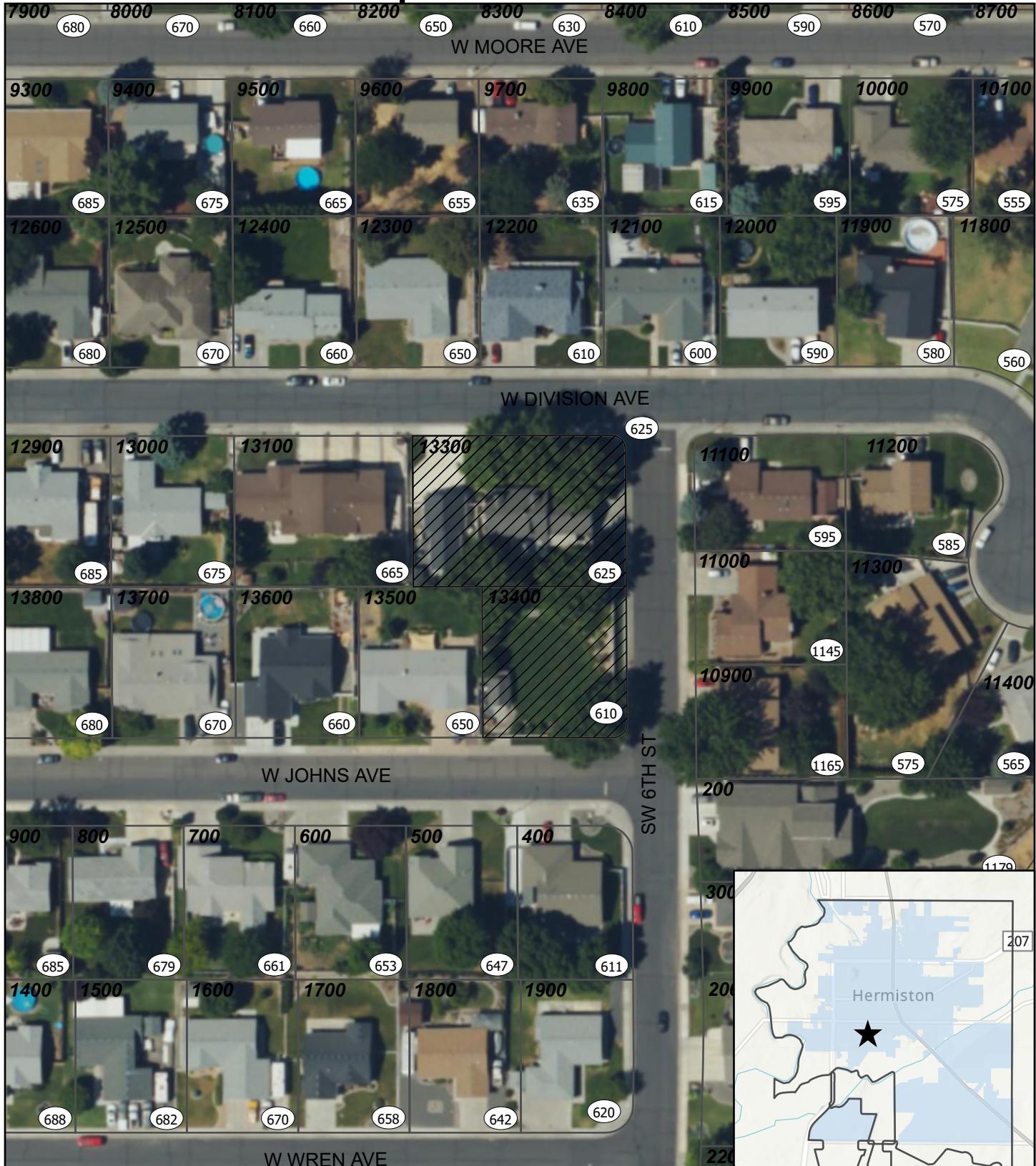
# Notice of Proposed Land Use Action



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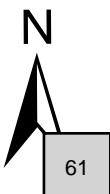
# Notice of Proposed Land Use Action



0 100 200  
Feet

## Legend

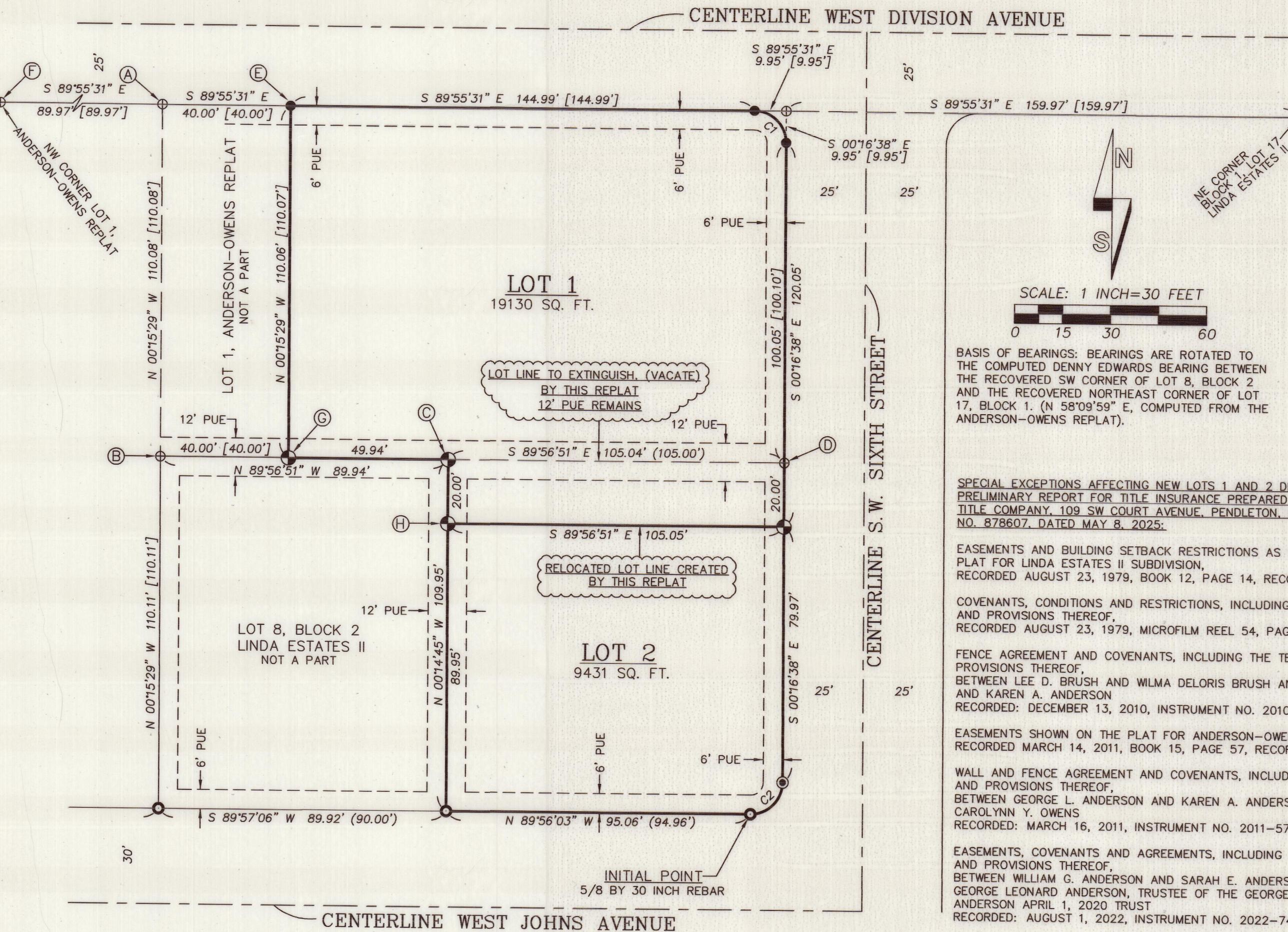
- Area of Proposed Land Use Action
- Property Line
- City Limits
- Urban Growth Boundary



## GEORGE ANDERSON REPLAT

SHEET 1 OF 2

A REPLAT OF LOT 2 OF ANDERSON-OWENS REPLAT AND LOT 7, BLOCK 2 LINDA ESTATES II SUBDIVISION IN THE CITY OF HERMISTON SITUATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T4N., R28E., W.M., UMATILLA COUNTY, OREGON DECEMBER, 2025



## COMPUTED POINT AND NEW MONUMENT NOTES:

- (A) HELD THE COMPUTED POSITION SHOWN ON ANDERSON-OWENS REPLAT, COMPUTED POSITION BY DISTANCE-DISTANCE INTERSECTION HOLDING DENNY EDWARD'S RECORD MEASURED DISTANCES FROM THE ANDERSON-OWENS REPLAT. 354.91' WEST FROM THE REBAR AT NE CORNER OF LOT 17, BLOCK 1, AND 220.19' NORTH FROM THE REBAR AT THE SW CORNER OF LOT 8, BLOCK 2, LINDA ESTATES II.
- (B) CORNER POSITION TIED ON ANDERSON-OWENS REPLAT IS OBSCURED BY FENCING. COMPUTED POSITION FROM RECORD DISTANCES FROM ANDERSON-OWENS REPLAT.
- (C) THIS CORNER WAS NOT RECOVERED ON THE ANDERSON-OWENS REPLAT. GEORGE ANDERSON FOUND AND NOTED THE CORNER POSITION RELATIVE TO THE NORTH-SOUTH WALL BEFORE THE CONCRETE FENCE WALL EXTENDING WEST COVERED IT. MR. ANDERSON PROVIDED A SWORN AFFIDAVIT FOR THE LOCATION OF THIS CORNER WHICH I ACCEPTED AS BEST EVIDENCE OF THE ORIGINAL CORNER LOCATION. SET WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP, (BURIED), N 00°14'45" W, 2.00' FROM CORNER POINT.
- (D) THIS CORNER MONUMENT WAS RECOVERED ON THE ANDERSON-OWENS REPLAT. THE CORNER MONUMENT WAS REMOVED WHEN INSTALLING A BURIED ELECTRIC LINE FROM THE ELECTRIC TRANSFORMER TO THE STREET LIGHT 70 FEET SOUTH. I COMPUTED THE CORNER POSITION AS SHOWN.
- (E) CORNER MONUMENT FROM ANDERSON-OWENS REPLAT IS COVERED BY A BRICK COLUMN, COMPUTED POSITION PER ANDERSON-OWENS REPLAT. SET BRASS WASHER N 00°15'29" W, 2.00' FROM CORNER POINT.
- (F) THE EXISTING CORNER MONUMENT FOUND ON ANDERSON-OWENS REPLAT IS COVERED BY A BRICK COLUMN, COMPUTED POSITION PER ANDERSON-OWENS REPLAT.
- (G) THE WITNESS CORNER SET BY EDWARDS ON THE ANDERSON-OWENS REPLAT IS COVERED BY A CONCRETE WALL AND WAS NOT RECOVERED. SET A WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP, N 00°15'29" W, 1.50' AND S 89°56'51" E, 1.50' FROM CORNER POINT.
- (H) SET A WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP S 89°56'51" E, 2.00' TO AVOID CONCRETE WALL AND BURIED SPRINKLER LINE.

## LEGEND

- (●) FOUND 5/8 INCH REBAR, ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION, BOOK 12, PAGE 14 RECORD OF PLATS, 1978.
- (○) FOUND 3/4 INCH BAR, BELIEVED TO BE AN ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION.
- (⊕) COMPUTED POINT ONLY, NOT SET OR FOUND.
- (●) SET 5/8 BY 24 INCH REBAR WITH RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- (●) CORNER FALLS IN CONCRETE, SET 3/4" BRASS DISK STAMPED "PLS 1106", WITH SCREW IN LEAD FILLED HOLE DRILLED IN CONCRETE.
- (XOX) RECORD DIMENSION, LINDA ESTATES II SUBDIVISION.
- [XOX] RECORD DIMENSION, ANDERSON-OWENS REPLAT.
- prop. line
- pue line
- (○) EXISTING PUBLIC UTILITY EASEMENT, (PUE) LINE PER PLAT OF LINDA ESTATES II SUBDIVISION. EXISTING EASEMENTS ARE TYPICALLY 6 FEET IN WIDTH AND SOME EXIST ON BOTH SIDES OF PROPERTY LINE, AS SHOWN.
- (○) INDICATES COMPUTED POINT OR NEW MONUMENT NOTES—SEE "COMPUTED POINT AND NEW MONUMENT NOTES" TABLE.

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/26

DATE: 12/25	DR. BY: WRW
CK. BY: WRW	NO: 25-1912

PROJECT: ANDERSON FINAL REPLAT  
GEORGE ANDERSON  
REPLAT

SITUATED IN THE NW1/4NE1/4  
OF SECTION 15, T4N., R28E., W.M.,  
CITY OF HERMISTON,  
UMATILLA COUNTY, OREGON.

