



PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

Where Life is Sweet

August 05, 2026 at 7:00 PM

AGENDA

Meetings are always open to the public in-person.

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

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

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the July 8, 2026, regular Planning Commission meeting

3. NEW BUSINESS

A. Final Plat Henry K's Phase 3 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 SE Columbia Drive/SE Owyn Drive

B. Replat - 4N2801B Tax Lots 1502 & 1503 Victory Lighthouse Church/Bankston 1940/1990 NE 10th St

C. Replat- 4N2824A TL 900 & 4N2824B TL 301 Dress Brothers LLP of WA 2550/2500 S Hwy 395

4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

5. ADJOURN

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

Please contact Hermiston City Hall, 180 NE 2nd Street, Hermiston, OR 97838 (Phone No. 541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900 or 711.



PLANNING COMMISSION

Regular Meeting Minutes
July 8, 2026

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

Minutes

Commissioner Rebman moved, and Commissioner Kirkpatrick seconded to approve the minutes of the June 10, 2026, regular meeting. Motion passed 6-0 with Commissioners Caplinger, Rebman, Serrano, Misner, Kirkpatrick, and Doherty in favor.

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

Planning Director Spencer presented the staff report.

Testimony

Dr. Tricia Mooney, Superintendent Hermiston School District- Dr. Mooney thanked the commissioners for their time and consideration in keeping this exciting project for the students and the community moving forward so they can continue building beautiful homes. The students are not involved in the land use processes of the project.

Chairman Fialka agreed it is a wonderful project providing great opportunities.

Commissioner Doherty moved and Commissioner Kirkpatrick seconded to approve the final plat subject to the conditions of approval. Motion passed 6-0 with Commissioners Caplinger, Rebman, Serrano, Misner, Kirkpatrick, and Doherty in favor.

Façade Grant – Christianson Realty Group 4N2811CB Tax Lot 100 – 398 E Ridgeway Ave

Planning Director Spencer presented the staff report. A façade grant for \$20,000 is requested for multiple improvements to a residential structure currently being used as a real estate office.

Testimony

Bennett Christianson 398 E Ridgeway Ave- Mr. Christianson bought the property last year and is excited to begin renovations to the older property to enhance the look to that of a commercial use and repair some deteriorating masonry.

Commissioners stated their concern with the amount of rock being used in the landscape. This may cause excessive heat and additional maintenance to control weeds. Mr. Christianson responded that he desires the more commercial aesthetic the rock provides and he is considering installing some vegetation if funds allow.

Upon completion of the scoresheets, the average score was 42 which corresponds to a 50% match.

Planner comments and unscheduled communication

Briefly discussed were water issues on SE 9th St and the proper verb tense for ongoing conditions of approval.

As the next regular planning commission occurs during Umatilla County Fair week, Commissioner Rebman moved and Commissioner Serrano seconded rescheduling the August meeting the August 5. Motion passed 6-0 with Commissioners Caplinger, Rebman, Serrano, Misner, Kirkpatrick, and Doherty in favor.



PLANNING COMMISSION

Regular Meeting Minutes
July 8, 2026

Adjournment

Chairman Fialka adjourned the meeting at 7:25PM.

DRAFT

Facade Grant Application ReviewApplicant Christianson Realty GroupReview Date 07/08/2026

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	8
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	7
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	9
Total	43

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

Chairman Fialka

Façade Grant Application Review

Applicant Christianson Realty Group

Review Date 07/08/2026

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	45

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match
 31-40 points: 40% match
 21-30 points: 30% match
 11-20 points: 20% match
 1-10 points: 10% match

Commissioner: Serrano

Façade Grant Application ReviewApplicant Christianson Realty GroupReview Date 07/08/2026

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	8
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	48

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER : Rebman

Façade Grant Application ReviewApplicant Christianson Realty GroupReview Date 07/08/2026

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	7
Does the proposal add new aesthetic elements beyond the existing site conditions?	7
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	8
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	8
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	9
Total	39

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER: Doherty

Facade Grant Application ReviewApplicant Christianson Realty GroupReview Date 07/08/2026

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	9
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	9
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	8
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
Total	46

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

Commissioner: Kirkpatrick

Façade Grant Application ReviewApplicant Christianson Realty GroupReview Date 07/08/2026

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	7
Does the proposal add new aesthetic elements beyond the existing site conditions?	7
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	5
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	7
Total	36

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

Commissioner: Caplinger

Façade Grant Application ReviewApplicant Christianson Realty GroupReview Date 07/08/2026

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	8
Does the proposal add new aesthetic elements beyond the existing site conditions?	9
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	8
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	7
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	9
Total	41

The maximum score possible for a grant is 50 points. An application meeting all of the review criteria would be eligible for a full 50% match. An application meeting a portion of the criteria would be eligible for a lesser match percentage. Grants are considered for up to 50% of the project budget up to a maximum award of \$20,000. For example, a \$50,000 project would be eligible for a maximum of \$20,000 match. A \$15,000 project would be eligible for a maximum of \$7,500 match.

Based on the scoring by the committee, grants are awarded using the following percentages:

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

Commissioner : Misner



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of August 5, 2026

Title/Subject

Final Plat Henry K's Phase 3 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 SE Columbia Drive/SE Owyn Drive

Summary and Background

Bob English of Survey One LLC has submitted a final plat for phase three of Henry K's Addition. The preliminary plat of this third phase of the subdivision was approved by the planning commission in May of 2025 for 47 Lots. The phasing was later amended and the planning commission approved phase 2 with 29 lots in March of 2026. This third phase is for the remaining lots of the original preliminary plat and consists of 19 single and two-family lots ranging in size from just under 6,000 to 11,573 square feet. Four of the lots in this phase are zoned Medium Density Residential (R-2). Fifteen of the lots in this phase are zoned Medium-High Density Residential (R-3). Henry K's Phase 2 Lots 59 and 60 are included in this replat and have been renumbered to Phase 3 Lots 78 & 79. Lot 78 is zoned R-2 and Lot 79 is zoned Outlying Commercial (C-2).

The Planning Commission's approval of the preliminary plat was subject to 10 conditions of approval, all of which are applicable to the final plat. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances, governing final plat preparation.

Public improvements have not yet been installed. However, consistent with §154.61 of the Hermiston Code of Ordinances, the developer wishes to post a bond for completion of improvements in exchange for issuance of the final plat to meet contractual obligations regarding the sale of lots. When a bond is produced in lieu of completion of public improvements and consistent with the improvement agreement for Phase 3, the city will not issue any certificates of occupancy for any dwelling constructed in Phase 3 until all public improvements are complete and accepted by the city public works staff.

Tie-In to Council Goals

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

Fiscal Information

The four R-2 and fifteen R-3 lots will result in nineteen new housing units with an average price of \$375,000. Each housing unit will produce an average of \$2,576 in municipal tax revenue. The net result is approximately \$48,944 in tax revenue to the city at full build-out.

Alternatives and Recommendation

Alternatives

The planning commission may approve or deny the final plat.

Recommended Action/Motion

Staff recommends the planning commission approve the final plat.

Submitted By:

C.F. Spencer, Planning Director

EXHIBIT A

Conditions of Approval & Final Plat Requirements

Henry K's Phase 3 Subdivision

August 5, 2026

The preliminary plat was approved on May 14, 2025, subject to the following conditions of approval. The status of each condition is denoted below..

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat. ***Finding: The final plat contains the appropriate signature block for the Hermiston Irrigation District and the district will sign the plat upon their determination that all district requirements are satisfied.***
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. ***Finding: The improvement agreement has been drafted and will be executed by the developer and city prior to signing the final plat. Improvement installation is ongoing.***
3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges. ***Finding: The developer has entered into an agreement with Pacific Power to install all street lights. The city electrical superintendent has reviewed and approved the street light plan.***
4. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction. ***Finding: This is an ongoing condition that will remain in effect after completion of public improvements and during construction of housing. The developer has filed a dust control plan with the city building department.***
5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. Road C shall be labeled as a named street on the final plat with a SE prefix and Court suffix. ***Finding: Road C is designated as SE Alexander Ct on the final plat as required.***

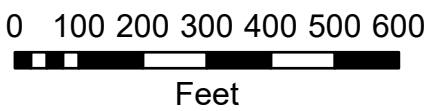
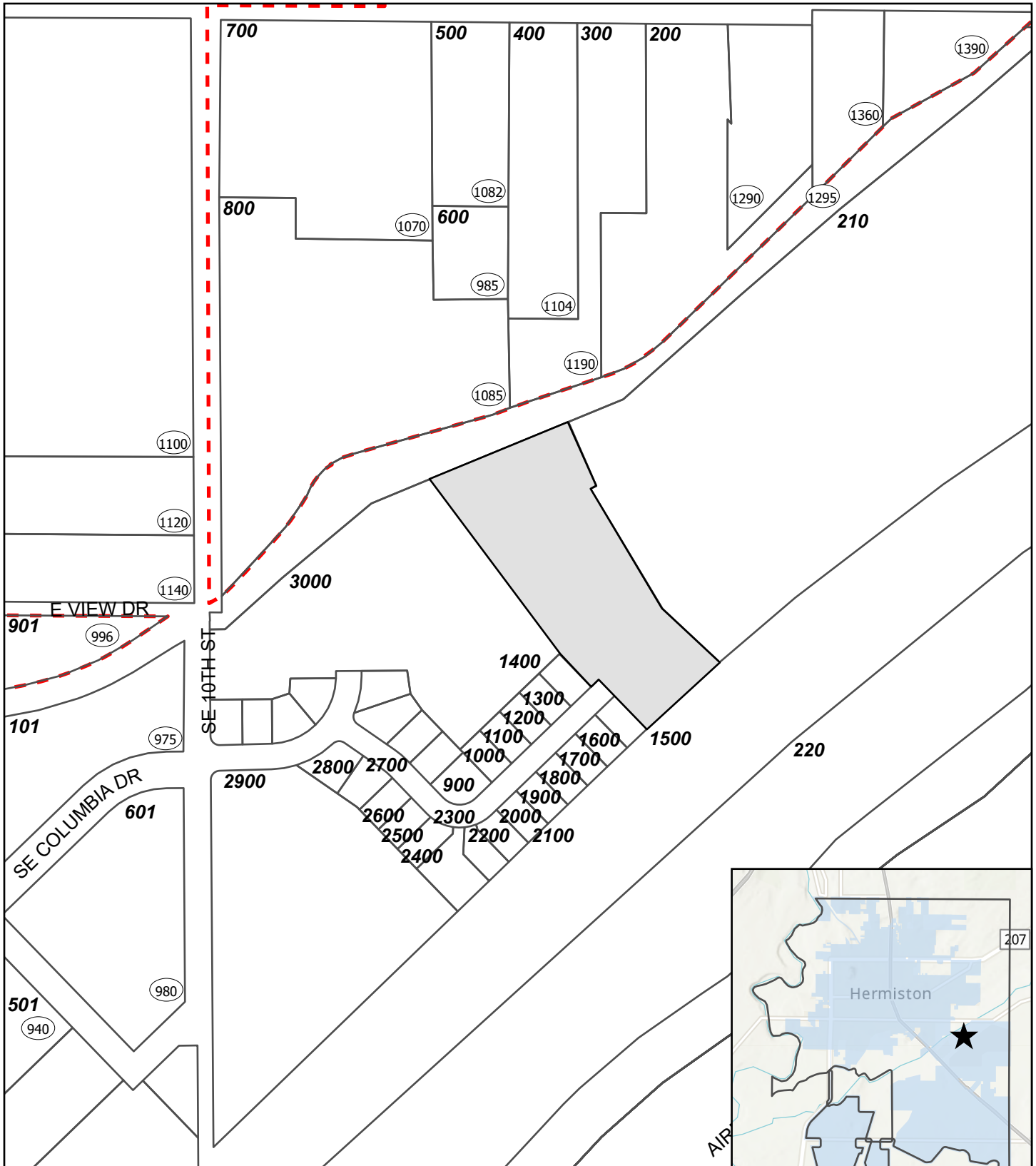
6. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils and restrictive foundation soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Prior to the development of lots containing cemented hardpan, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards. ***Finding: This condition will remain in effect following plat approval. It is unlikely that hazardous chemical storage will be a factor in residential development.***
7. A notation shall be placed on the plat stating that Lot 21 shall not access Road C (SE Alexander Court) and Lots 32, 33, and 47 shall not access SE Columbia Drive. ***Finding: Lot numbering has changed since the preliminary plat approval. The notation for access restrictions on Lots 58 and 72 shall be added to the final plat prior to the city signing the plat.***
8. A per lot assessment for Lots 1 through 47 shall be established of \$1,557. The assessment will be collected at the time of building permit issuance on each lot and shall be used for replacement of the A Line Canal bridge. Said fee is based upon the residential trip cap of 325 peak hour residential trips and a development plan of 208 residential lots. Should the trip cap or lot count be amended in subsequent phases, recalculation of the fee for lots 48 and above shall be performed by the City. At the discretion of the developer, the city shall also accept full payment for all 47 lots as one lump sum payment of \$73,179 prior to any permit issuance. ***Finding: The city finance department has established a reserve account to assign these funds at the time of permit issuance and collection will begin upon start of housing construction.***
9. Sidewalk shall be installed along the SE 10th Street frontage of Lots 1 through 4 at such time that residential development occurs on each respective lot. ***Finding: This condition remains in effect during all phases of construction.***
10. SE Columbia Drive is designated as an urban minor collector on the Hermiston TSP and shall be designed with on-street bike lanes through the development. An on-street bike lane shall be striped on the east side of SE 10th Street adjacent to Lots 1 through 4 when residential construction commences on each lot. ***Finding: The approved civil plans reflect the required bike lane striping. As paving occurs, this striping will be added as shown on the plans.***

Final Plat

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

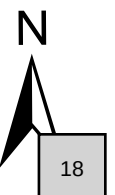
- A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- C) The accurate outline of any portions of the property intended to be dedicated or granted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

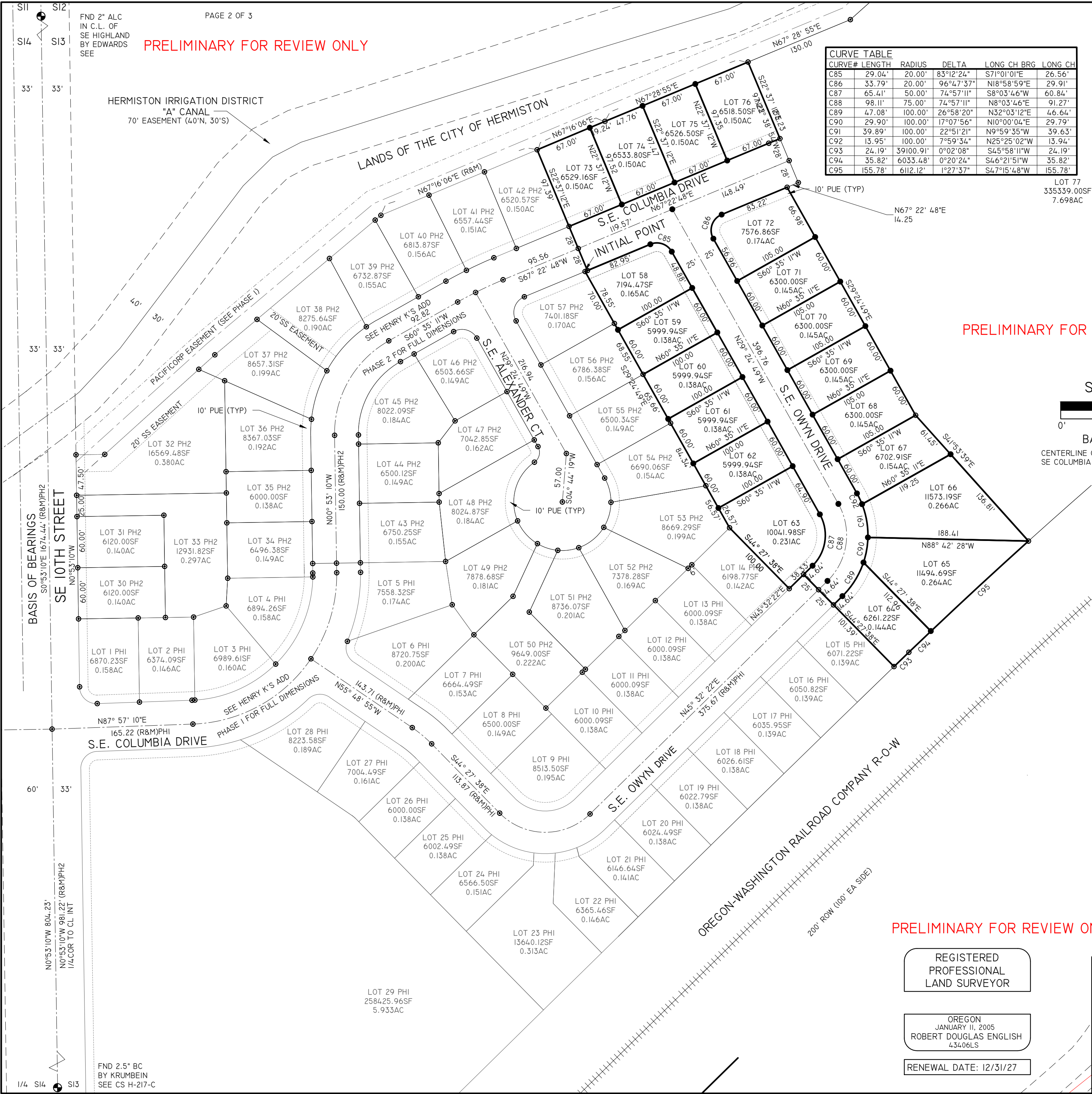
- O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**



Legend

- Property Line
- City Limits
- Urban Growth Boundary





UMATILLA COUNTY
HENRY K'S ADDITION PHASE 3

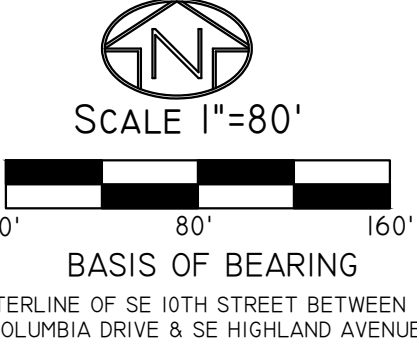
A REPLAT OF LOTS 58, 59, AND 60 OF HENRY K'S ADDITION PHASE 2, LOCATED IN THE NORTHWEST HALF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., TO PERFORM A REPLAT OF LOTS 58, 59, AND 60 OF HENRY K'S ADDITION PHASE 2, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. LOTS 59 AND 60 OF PHASE 2 ARE JUST RENUMBERED, AND NO CONFIGURATION CHANGES MADE. I HELD MONUMENTS FROM HENRY K'S ADDITION PHASE 1, 2, AND THE CENTERLINE OF SE 10TH STREET AS BASIS OF BEARING. THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH, ORPLS43406LS

PRELIMINARY FOR REVIEW ONLY



LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND BRASS CAP AS NOTED.
- ⊙ FOUND PHASE 1 MONUMENT.
- ⊗ FOUND MONUMENT, AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - NEW 10' PUE EASEMENT, NEW 20'SS EASEMENT AS NOTED
- EXISTING 10' PUE EASEMENT

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 58, 59, AND 60 OF HENRY K'S ADDITION PHASE 2, TO THE CITY OF HERMISTON, UMATILLA COUNTY, STATE OF OREGON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH, ORPLS 43406LS

PRELIMINARY FOR REVIEW ONLY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/27

DATE: 04/15/26	DWN.BY: RDE	REPLAT FOR: HERMISTON HOME WORKS 469 SW COTTONWOOD DR. HERMISTON, OREGON 97838
SCALE: 1"=80'	CHK. BY: RDE	
JOB NO. 2025-068	REV.DATE: XX/XX/XX	SURVEY ONE,LLC 45262 LLOYD RD. PENDLETON OR, 97801 CELL:541-969-6564, EMAIL:BOB.SURVEYONELLC@GMAIL.COM
DWG NO. HENRYKSPHASE3.DWG		

PRELIMINARY FOR REVIEW ONLY

OWNER'S DECLARATION AND DEDICATION:

I, TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., OWNER, OF THE LOTS 58, 59, AND 60 OF HENRY K'S ADDITION PHASE 3, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS REPLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE. I HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "HENRY K'S ADDITION PHASE 3", AN ADDITION TO THE CITY OF HERMISTON, OREGON, AND HEREBY DEDICATES ALL ROADS, STREETS, AND PUBLIC UTILITY EASEMENTS SHOWN, OR NOTED ON THIS PLAT TO THE CITY OF HERMISTON FOR PUBLIC PURPOSES AND USE.

TYLER JAMES BRANDT, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS _____ DAY OF _____, IN THE YEAR _____,
BEFORE ME _____ THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TYLER
JAMES BRANDT, PROVED TO ME BY MEANS OF SATISFACTORY
EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL
REPRESENTATIVES, EXECUTED IT.

NOTARY SIGNATURE

NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

APPROVALS

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS _____ DAY OF _____, 2026.

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSMENT & TAX DEPARTMENT
TAXES ARE PAID IN FULL.

THIS _____ DAY OF _____, 2026.

UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY TAX ASSESSOR

UMATILLA COUNTY COMMISSIONERS:

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

THIS _____ DAY OF _____, 2026.

CHAIRMAN

COMMISSIONER

COMMISSIONER

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL:

THE ACCOMPANYING PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSIOIN AND THE CITY COUNCIL OF HERMISTON, OREGON, AND ALL DEDICATIONS ARE HEREBY ACCEPTED.

THIS _____ DAY OF _____, 2026.

CHAIRMAN, HERMISTON PLANNING COMMISSION.

THIS _____ DAY OF _____, 2026.

DOUG PRIMMER, MAYOR OF THE CITY OF HERMISTON

HERMISTON IRRIGATION DISTRICT:

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS _____ DAY OF _____, 2026.

HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY

HENRY K'S ADDITION PHASE 3

A REPLAT OF LOTS 58, 59, AND 60 OF HENRY K'S ADDITION PHASE 2, LOCATED IN THE NORTHWEST HALF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

PRELIMINARY FOR REVIEW ONLY

SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS OF HENRY K'S ADDITION PHASE 3, AS SHOWN HEREIN, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED. SAID REPLAT IS SITUATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF. THE INITIAL POINT IS A 5/8" IRON REBAR WITH 2" ALUMINUM CAP ON A 30" IRON REBAR AT THE NORTHWEST CORNER OF LOT 58 SET DURING THE COURSE OF THIS SURVEY.

PLAT BOUNDARY DESCRIPTION: FROM UMATILLA COUNTY PLAT RECORDS.
LOT 58, 59 AND 60 OF HENRY K'S ADDITION PHASE 2, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

ROBERT D. ENGLISH, ORPLS43406LS

SURVEYOR'S NARRATIVE:

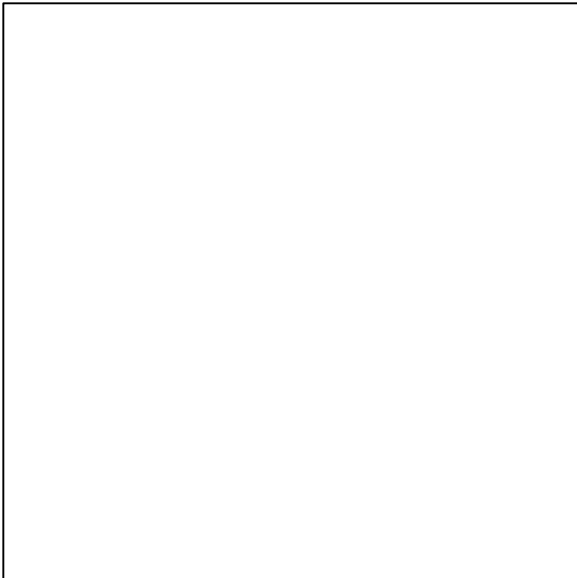
THIS SURVEY WAS PERFORMED AT THE REQUEST OF TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., TO PERFORM A REPLAT OF LOTS 58, 59, AND 60 OF HENRY K'S ADDITION PHASE 2, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. LOTS 59 AND 60 OF PHASE 2 ARE JUST RENUMBERED, AND NO CONFIGURATION CHANGES MADE. I HELD MONUMENTS FROM HENRY K'S ADDITION PHASE 1, 2, AND THE CENTERLINE OF SE 10TH STREET AS BASIS OF BEARING. THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH, ORPLS43406LS

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 58, 59, AND 60 OF HENRY K'S ADDITION PHASE 2, TO THE CITY OF HERMISTON, UMATILLA COUNTY, STATE OF OREGON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH, ORPLS 43406LS



UMATILLA COUNTY RECORDS

PRELIMINARY FOR REVIEW ONLY

PRELIMINARY FOR REVIEW ONLY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/27

DATE: 04/15/26	DWN.BY: RDE	REPLAT FOR: HERMISTON HOME WORKS 469 SW COTTONWOOD DR. HERMISTON, OREGON 97838
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2025-068	REV.DATE: XX/XX/26	SURVEY ONE,LLC 45262 LLOYD RD. PENDLETON OR, 97801 CELL:541-969-6564, EMAIL:BOB.SURVEYONELLC@GMAIL.COM
DWG NO. HENRYKSPHASE3.DWG		



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of August 5, 2026

Title/Subject

Replat - 4N2801B Tax Lots 1502 & 1503 Victory Lighthouse Church/Bankston 1940/1990 NE 10th St

Summary and Background

Ron McKinnis has submitted a replat application on behalf of Victory Lighthouse Church and Larry Bankston for properties located at 1940 & 1990 NE 10th St. The replat serves to reconfigure two existing lots into three lots within an existing partition plat (Partition Plat 2005-37) and vacate an existing 30-foot road easement and rededicate the easement as public right-of-way. An additional right-of-way dedication is proposed at the intersection of the new road and E Theater Lane to accommodate a proposed sanitary sewer lift station to be built by the city. The property is zoned Low Density Residential (R-1). Residential development is not proposed with this application. However, the replat is intended to facilitate future filing of an additional residential subdivision application. As a result of the replat, Parcel 1 will decrease in size from 2.01 acres to 1.59 acres. A new Parcel 2, containing the existing Victory Lighthouse Church will be created encompassing 2.83 acres. The existing Parcel 2 will be separated into two new parcels encompassing 11.35 acres and the newly created Parcel 3 will be subdivided through a separate application and land use process.

The existing Parcel 1 is owned by Larry and Florence Bankston. The existing Parcel 2 is owned by Victory Lighthouse Church. Parcel 1 contains an existing dwelling. The existing Parcel 2 contains the Victory Lighthouse Church.

The criteria that are applicable to the decision to accept the preliminary plat are contained in 154.35 of the Hermiston Code of Ordinances. The preliminary plat findings are attached to this report as Exhibit A. Draft conditions of approval are attached to this report as Exhibit B. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit C. An aerial photo is attached as Exhibit D. The final plat as prepared by the surveyor is attached as Exhibit E.

Tie-In to Council Goals

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

Fiscal Information

The existing Tax Lot 1502 has an assessed value of \$271,000 and the existing Tax Lot 1503 is not assessed as it is in non-profit ownership. Residential development on Tax Lot 1503 will substantially increase the assessed value of the overall tract but it is not possible to determine the valuation increase at this time.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the planning commission approve the preliminary plat subject to conditions of approval.

Motion to approve the preliminary plat with the conditions of approval.

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
Victory Lighthouse Preliminary Replat
1940 and 1990 NE 10th Street
August 5, 2026

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by NE 10th Street and E Theater Lane. Each street servicing the property is a county road and subject to maintenance and access requirements of Umatilla County. NE 10th Street is partially improved adjacent to Parcels 1 and 2. Thirty feet of new street right-of-way is proposed for dedication along the east boundary of the newly created Parcel 3. This new right-of-way is in alignment with existing portions of NE 13th Street to the south and is designated as NE 13th Street on the preliminary plat.

§154.16 Street and Alley Width.

NE 10th Street adjacent to Parcels 1 and 2 is 66 feet in width and in compliance with the city standards for major collector streets. E Theater Lane adjacent to Parcels 2 and 3 is dedicated to a width of 30 feet north of the street centerline, meeting the city standard width for minor collector streets. The proposed dedication of NE 13th Street is also 30 feet in width to centerline, meeting the city standard width for minor collector streets. As a new street NE 13th St is unclassified in the city TSP. However, as a street likely to provide connection and circulation between E Theater Lane and E Punkin Center, and potentially south to E Elm Ave in the future, a minor collector is the appropriate planning designation for this new street.

§154.17 Easements.

No easements are shown on the preliminary plat. ORS 92.044 only permits cities to require easements abutting a street. There is an existing dedicated 30 foot wide road easement on the east boundary of the site dedicated as part of Partition Plat 2005-37. Replatting of the property will vacate the existing access easement and rededicate this area as public right-of-way. Vacation and reconfiguration of easements is permissible through a replat process per ORS 92.185.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Parcel 1 is 69,423 square feet or 1.59 acres and contains a single-family dwelling. Parcel 2 is 123,238 square feet or 2.83 acres and contains Victory Lighthouse Church. Parcel 3 is 371,145 square feet or 8.52 acres and is vacant.

§154.20 Character of Development.

The development is partially developed with residential and church uses. The newly created Parcel 3 is intended for residential development in the future. All parcels are zoned Low Density Residential (R-1) which permits one and two family dwellings. A church is a conditional use in the R-1 zone. Uses permitted in the R-1 zone are listed in Section 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 partition. The property is within 60 feet of the Loma Vista Elementary School.

Minimum Improvements Required

§154.60 Permanent Markers

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

§154.61 General Improvements

NE 10th Street is partially improved adjacent to Parcels 1 and 2. The owner of each parcel will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 10th Street. Additionally, at the time Parcel 1 further develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.

E Theater Lane is a gravel street adjacent to Parcels 2 and 3. The owner of each parcel will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of E Theater Lane. Additionally, at the time Parcel 3 develops, or Parcel 2 expands in excess

of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.

NE 13th Street adjacent to Parcel 3 is entirely unimproved and exists as right-of-way only. The owner of Parcel 3 will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 13th St. Additionally, at the time Parcel 3 develops, street improvements are required per the City of Hermiston development standards in Chapter 157.

§154.62 Water Lines

A 12-inch water line is installed in NE 10th Street. This water line has adequate capacity to provide service for future residential development. No connections are proposed as a result of this partition.

§154.63 Sanitary Sewer System.

A 10-inch sanitary sewer line is installed in NE 10th Street. This sewer line has adequate capacity to provide service for future residential development. The city is in the process of designing a sanitary sewer lift station which will be located in the right-of-way for NE 13th Street to assist in providing sanitary sewer drainage to the mainline in NE 10th Street.

Preliminary Plat

Per §154.35(C) the preliminary plat shall show:

1. The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto; **Shown as required**
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements; **Shown as required**
3. 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; **The existing utilities in NE 10th Street are not shown on the plat. However, the location of this line shall be provided with civil drawings for the development**
4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract; **Shown as required.**
5. The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land; **The city has obtained**

this information as part of the public notice process.

6. Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot; **Contours are not shown**
7. North point, scale and date; **Shown as required**
8. 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; and **This information is required with civil improvement drawings and not recommended for this replat.**
9. All the above information unless waived by the Planning Commission.

Staff recommends that the planning commission waive the requirements in 3, 6 and 8 above. All of this information is required as part of the civil review process.

Chapter 157: Zoning

§157.025 Low Density Residential (R-1)

Parcel 1 is 69,423 square feet or 1.59 acres and contains a single-family dwelling. Parcel 2 is 123,238 square feet or 2.83 acres and contains Victory Lighthouse Church. Parcel 3 is 371,145 square feet or 8.52 acres and is vacant. All of the proposed lots meet or exceed the minimum lot size, width, or depth requirement in the R-1 zone. Uses permitted in the R-1 zone are listed in §157.025(A) and (B) of the Hermiston Code of Ordinances. The existing single-family dwelling on Parcel 1 is an outright use per §157.025(A)(1). The existing church on Parcel 2 is a conditional use per §157.025(B)(2) and operates under a conditional use permit approved by Umatilla County and now administered by the City of Hermiston after annexation of this property in 2025. Residential development on Parcel 3 will be subject to the development standards of the R-1 zoning and a separate limited land use process.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to 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
Conditions of Approval
Victory Lighthouse Preliminary Replat
1940 and 1990 NE 10th Street
August 5, 2026

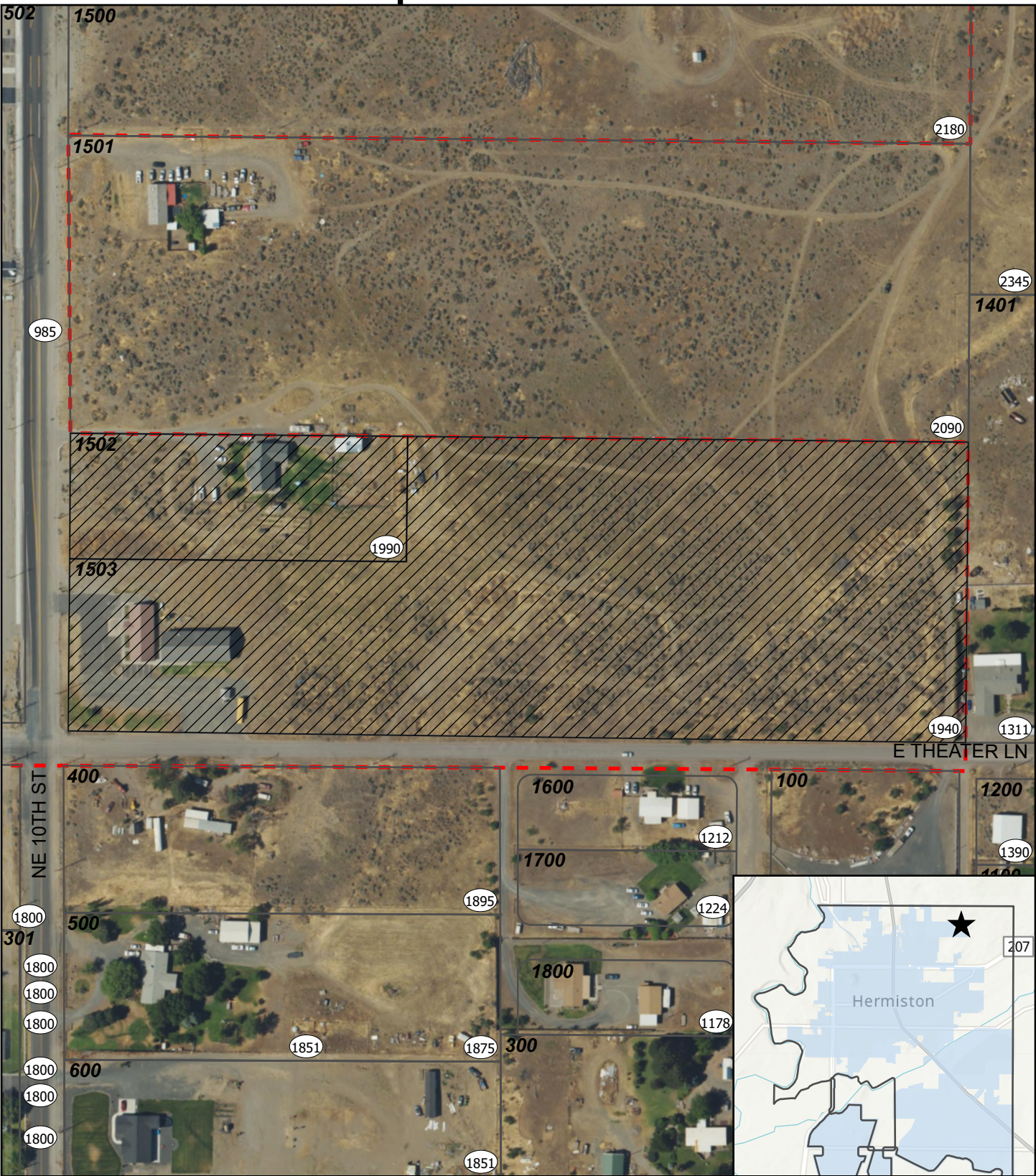
Subject to the deliberations of the planning commission and public testimony received, the following draft conditions of approval are presented.

1. Applicant shall receive certification pursuant to ORS 92.090 (7) from the governing irrigation district prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the governing irrigation district has certified the final plat is located within the district boundary for the purposes of receiving services and subjecting the subdivision to the fees and other charges of the district.
2. The owner of Parcels 1 and 2 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 10th Street. Additionally, at the time Parcel 1 further develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.
3. The owner of Parcels 2 and 3 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of E Theater Lane. Additionally, at the time Parcel 3 develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.
4. The owner of Parcel 3 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 13th Street. Additionally, at the time Parcel 3 develops, street improvements are required per the City of Hermiston development standards in Chapter 157.
5. Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to 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 shall be developed in conjunction with the Departments of Environmental Quality and Water Resources.

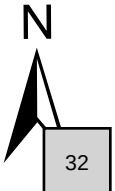
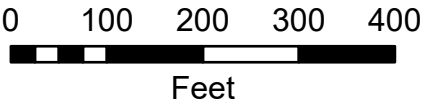
6. Topographic information in the form of contour lines, utility locations, grades of streets, and other information necessary for the consideration of residential subdivision shall be provided with civil drawings submitted as part of any residential development application for Parcel 3.

Notice of Proposed Land Use Action



Legend

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



LIGHTHOUSE ADDITION
A Replat of Parcels 1 & 2 of Partiton Plat 2005-37
City of Hermiston, Umatilla County, Oregon
Township 4 North, Range 28 East, W.M.
Southwest 1/4 of Northwest 1/4 of Section 1

for:
Victory Lighthouse Church &
Larry & Florence, Bankston
1940 NE 10th Street
Hermiston, Oregon 97838

PROPERTY DESCRIPTION:
The legal description of this property being partitioned is more particularly described as:
Parcels 1 & 2 of Partition Plat 2005-37, recorded as Document 2005-4940079, on 12-30-2005, Umatilla County Plat Records.
All being East of the Willamette Meridian, Umatilla County, Oregon.

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and Monumented the lands depicted on this Plat, and more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey Baalman's 5/8" Rebar with a Yellow Plastic Cap, PLS 2735 set at the Southwest Corner of newly created Parcel 2 of this Plat.

This Survey is Based on a Partition Plat for Bankston, PP 2005-37. My Bearing Base is that of Wagner in that Plat along the center line of Theater Lane. The purpose of this Partition was to create the a new 2.57 Acre Parcel that contains the Church and a revised boundary of Parcel 1 of 2005-37 in the Northwest corner to accommodate a future subdivision in the newly created Parcel 3 of this plat. The INITIAL POINT of this survey is Baalman's 5/8" Rebar, PLS 2735 set at the Southwest Corner of newly created Parcel 2, being located 30.00 feet North of the Center of Theater Lane and 33' East of the center of NE 10th Street. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION & DEDICATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby acknowledge the Easements Previously Dedicated, we hereby Dedicate to the Public the 30 fot wide Roadway along with the 40 foot x 40 foot area for a City Pump Station as depixed on the face of this Plat, we acknowledge that we have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognizes this Plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Larry Bankston
for Larry Bankston & for Victory Lighthouse Church

Florence Bankston

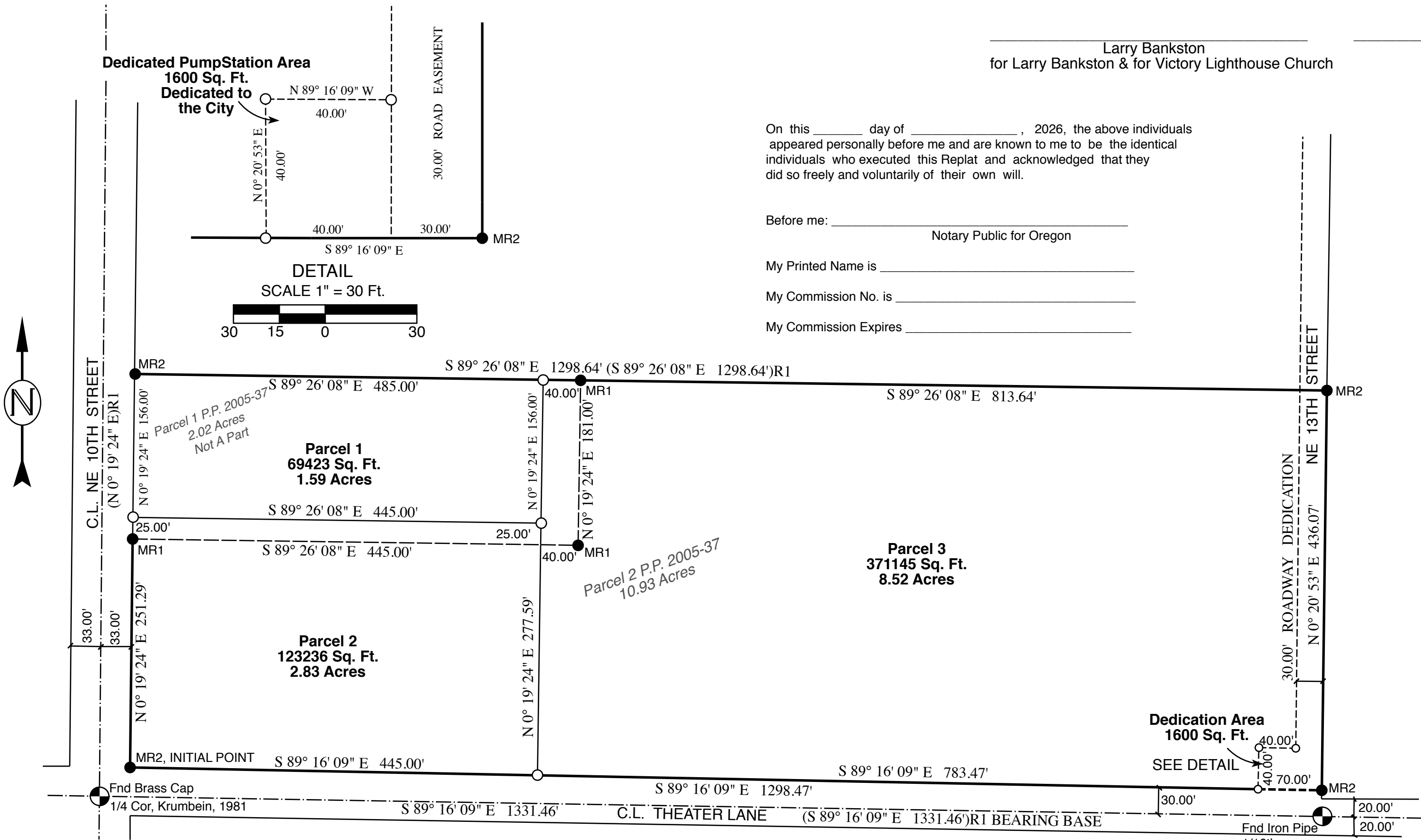
On this _____ day of _____, 2026, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this Replat and acknowledged that they did so freely and voluntarily of their own will.

Before me: _____
Notary Public for Oregon

My Printed Name is _____

My Commission No. is _____

My Commission Expires _____



RECORD SURVEYS:
R1 Wagner for Bankston, Partition Plat 2005-37, 2005
R2 Baalman for Wallace, Partition Plat 1998-42, 1998
R3 Edwards for Issell, C.S.# J-50-B, 1975

I certify that this is a true and exact copy of the Original Partition Plat as filed for Larry & Florence Bankston and Victory Lighthouse Church in Umatilla County, Oregon

Ronald V. McKinnis, PLS #2431

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- Found Section Monuments - as Noted
- Found Monuments - as Noted
- ⊗ Calculated Point - Not Set
- REPLAT BOUNDARY
- - - Section / Street Center Line
- (000)R0 Record - Per Reference Noted

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-26

APPROVALS:

I certify that I have examined and approved this Replat on this

_____ day of _____, 2026

Umatilla County Surveyor

I certify that I have examined and approved this Replat on this

_____ day of _____, 2026

City of Hermiston
Planning Commission Chair

I certify that I have examined and approved this Replat on this

_____ day of _____, 2026

City of Hermiston
City Council, Mayor

I certify that I have examined and approved this Replat on this

_____ day of _____, 2026

Hermiston Irrigation District

I certify that I have examined and approved this Replat on this

_____ day of _____, 2026

Umatilla County Tax Assessor

I certify that I have examined and approved this Replat on this

_____ day of _____, 2026

Umatilla County Tax Collector

We certify that We have examined and approved this Replat on this

_____ day of _____, 2026

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla Office of County Records
Recording Information
SEAL

SCALE 1" = 100 Ft.
June, 2026

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. McKINNIS ENGINEERING
79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017

HERMISTON IRRIGATION DISTRICT



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

July 27, 2026

Clint Spencer, Planning Director
City of Hermiston
180 NE 2nd Street
Hermiston, OR 97838

RE: Replat 4N2801B 1502 & 1503 Submitted by Ron McKinnis

Director Spencer,

The District has reviewed the properties listed above. These parcels are located within the Hermiston Irrigation District boundary, however, there are no water rights. There may be a portion of the properties that contain a Right-of-Way for a U.S.B.R. irrigation line. This irrigation line, the N-Line, has not been in service for many years and is considered abandoned and inoperable.

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

Respectfully,

Karra

Karra Van Fossen
District Manager



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of August 5, 2026

Title/Subject

Replat- 4N2824A TL 900 & 4N2824B TL 301 Dress Brothers LLP of WA 2550/2500 S Hwy 395

Summary and Background

Stratton Surveying and Mapping has prepared a subdivision replat application on behalf of Knutzen Engineering for property located at 2500 and 2550 Highway 395 S. The replat serves to separate property and reconfigure lots at the existing Ranch and Home retail site. The plat itself serves to split the undeveloped portion of the property into two lots, one of which is proposed for immediate development with Western States Cat proposing to construct an equipment rental operation on the site. The existing parcel for the Ranch and Home operation will adjust a property line by approximately 20 feet to share an existing access easement which is otherwise located entirely on the Ranch and Home lot.

The property is described as 4N 28 24A Tax Lot 900 and 4N 28 24B Tax Lot 301. The property is split zoned. The western portion of the site is zoned Outlying Commercial/Light Industrial (C-2/M-1) and the eastern portion is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). The zoning line does not follow the property lines but all uses proposed are permitted under the existing zoning. As a result of the replat, a new Lot 1 abutting Highway 395 and encompassing 5.63 acres will be created. Lot 2 will be reduced slightly in size from 8.7 to 8.53 acres after transferring a portion of shared access easement to Lot 1. Access to Lot 2 is provided by E Penney Ave to the north and the shared access easement to the south. A new Lot 3 of 2.94 acres and abutting Highway 395 will also be created. The property is owned by Dress Brothers LLP of Washington.

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 and conditions of approval are attached to this report as Exhibit A. Draft conditions of approval are attached to this report as Exhibit B. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit C. An aerial photo is attached as Exhibit D. The final plat as prepared by the surveyor is attached as Exhibit E.

Tie-In to Council Goals

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

Fiscal Information

The property has an assessed value of just over \$8,000,000 and generates approximately \$137,000 in taxes annually. Development of a new equipment rental operation on Lot 1 will significantly increase the assessed value of the site. However, until the new building is assessed, it is not possible to determine the amount of increase.

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 subject to conditions of approval.

Motion to approve the final plat with the conditions of approval.

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
Ranch and Home 2nd Replat
2500 and 2550 Highway 395 S
August 5, 2026

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by Highway 395 and E Penney Ave. Highway 395 is a state highway. E Penney Ave is a city street. Each street is fully improved adjacent to each lot and no further improvements are required.

§154.16 Street and Alley Width.

E Penney Ave adjacent to Lots 2 and 3 is 60 feet in width and was improved as part of the Ranch and Home construction. The 60 foot width meets the city standard for minor collector streets. Highway 395 is 130 feet in width and meets the city and state standard for principal arterial streets.

§154.17 Easements.

Multiple easements are shown on the plat. Access easements of 40 feet in width and benefitting all lots and providing connections and access to E Penney Ave and Highway 395 are shown. A 20 foot utility easement extends across Lot 2 southward from E Penney Ave. A 30 foot access and utility easement extends along the south lot line of Lot 2 as well.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Lot is 245,242 square feet or 5.63 acres and contains an existing storage yard. Lot 2 is 372,566 square feet or 8.53 acres and contains the Ranch and Home store. Lot 3 is 128,066 square feet or 2.94 acres and is vacant.

§154.20 Character of Development.

The development is partially developed with retail commercial use. The newly created Lot 1 is intended for light industrial equipment rental, sales, and storage. No changes are proposed for the existing retail store on Lot 2. There are no current development plans for Lot 3 but it is likely to develop with highway oriented commercial use in the future. Uses permitted in the C-2, M-1, and M-2 zones are listed in 157.041, 157.055, and 157.056 of the Hermiston Code of Ordinances respectively.

§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 replat.

Minimum Improvements Required

§154.60 Permanent Markers

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

§154.61 General Improvements

Public improvements are completed in E Penney Ave adjacent to the site. At the time of development of the Ranch and Home site, ODOT requested that additional improvements not be made in Highway 395.

§154.62 Water Lines

All lots are serviceable by municipal water. A looping 16-inch water line is installed and adjacent to all three lots.

§154.63 Sanitary Sewer System.

All lots are serviceable by municipal sewer. An eight-inch sanitary sewer line is installed and adjacent to all three lots.

Preliminary Plat

Per §154.35(B) of the Hermiston Code of Ordinances, partitions creating three or fewer lots may be exempted from the preliminary plat requirements.

Final Plat

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

- A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**

- B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- D) The line of departure of one street from another. **Shown as required**
- E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- I) All necessary curve data. **Shown as required**
- J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**
- M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **Shown as required**
- N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required**
- O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**

Chapter 157: Zoning§157.041 Outlying Commercial Zone (C-2)/ §157.055 Light Industrial Zone (M-1)/
§157.056 Heavy Industrial Zone (M-2)

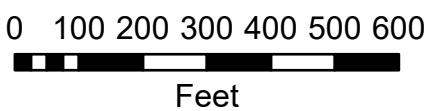
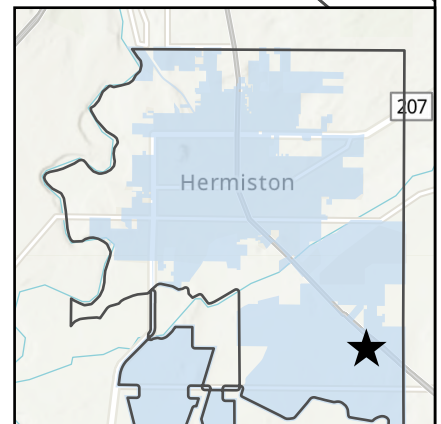
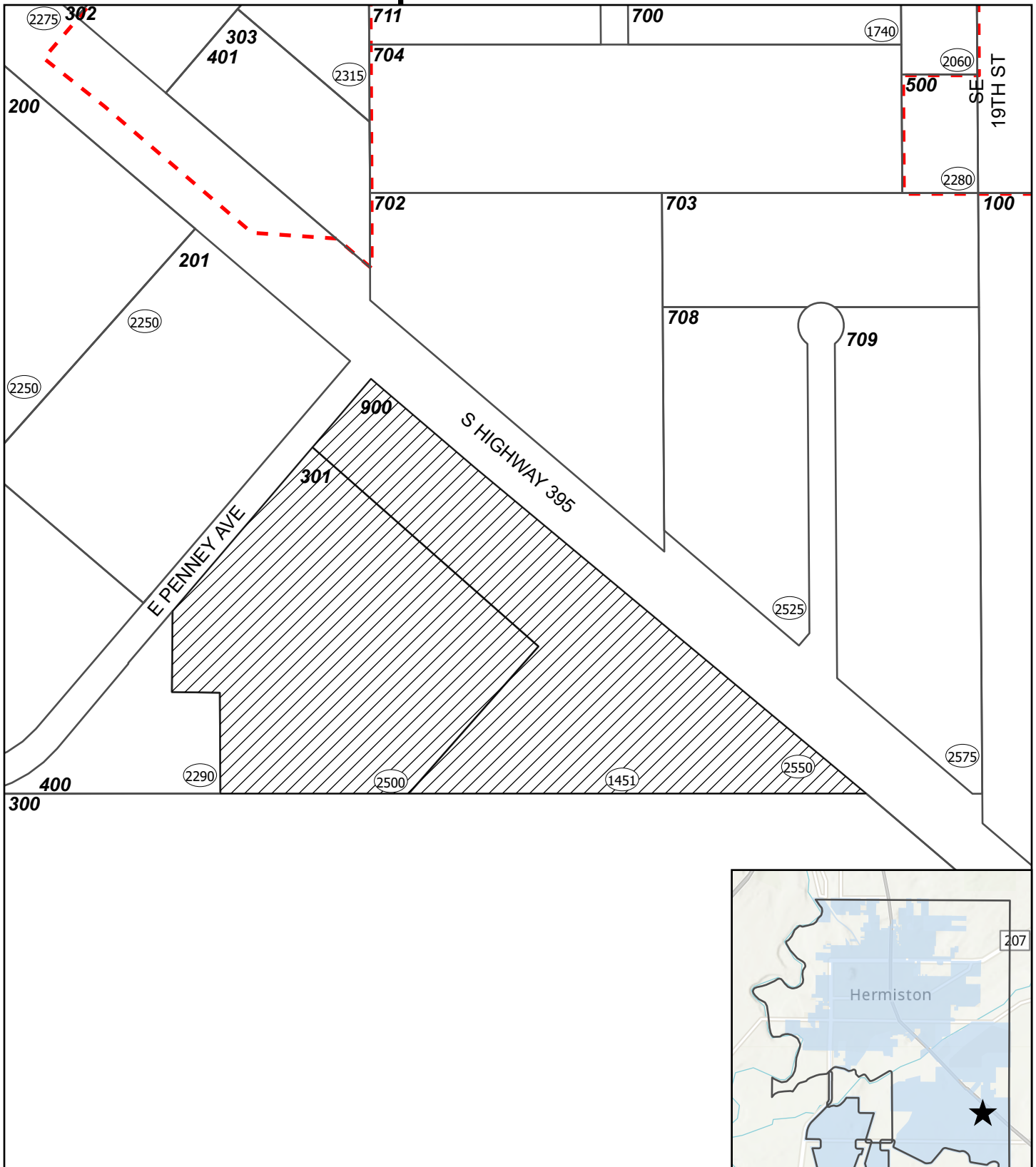
There is no minimum lot size, lot width, or lot depth in the C-2, M-1, or M-2 zones. Lot 1 is 5.63 acres, Lot 2 is 8.53 acres, and Lot 3 is 2.94 acres. All lots are adequate in size, shape, transportation access, and utility support to develop viable economic uses. Uses permitted in the applicable zones are listed in §157.041, §157.055, and §157.056 of the Hermiston Code of Ordinances.

Exhibit B
Conditions of Approval
Ranch and Home 2nd Replat
2500 and 2550 Highway 395 S
August 5, 2026

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

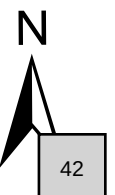
1. Applicant shall receive certification pursuant to ORS 92.090 (7) from the governing irrigation district prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the governing irrigation district has certified the final plat is located within the district boundary for the purposes of receiving services and subjecting the subdivision to the fees and other charges of the district.

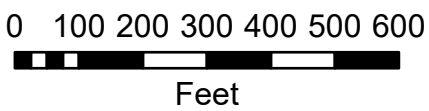
Notice of Proposed Land Use Action



Legend

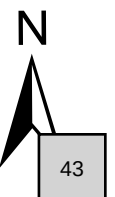
- Area of Proposed Land Use Action
- Property Line
- City Limits
- Urban Growth Boundary

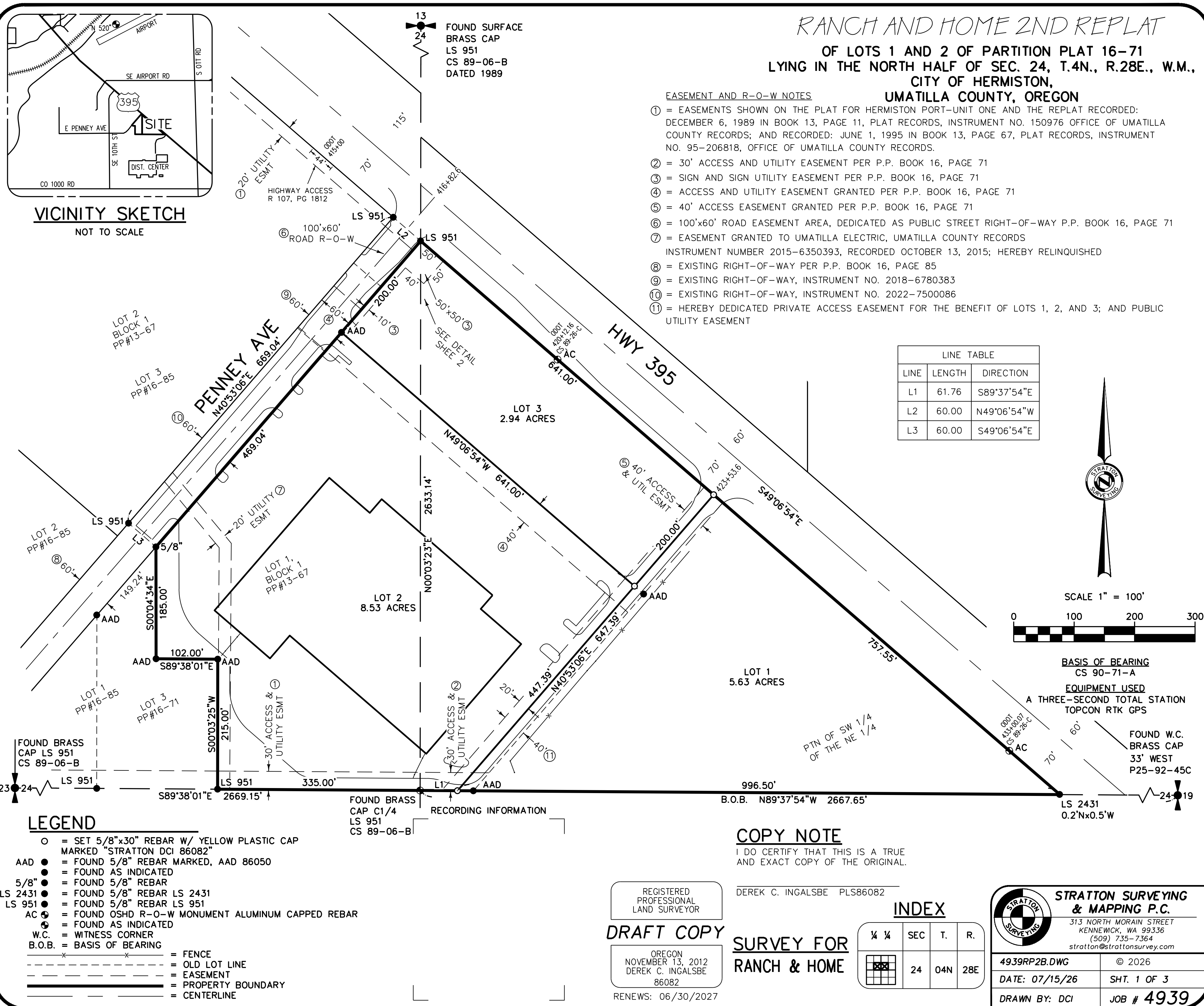


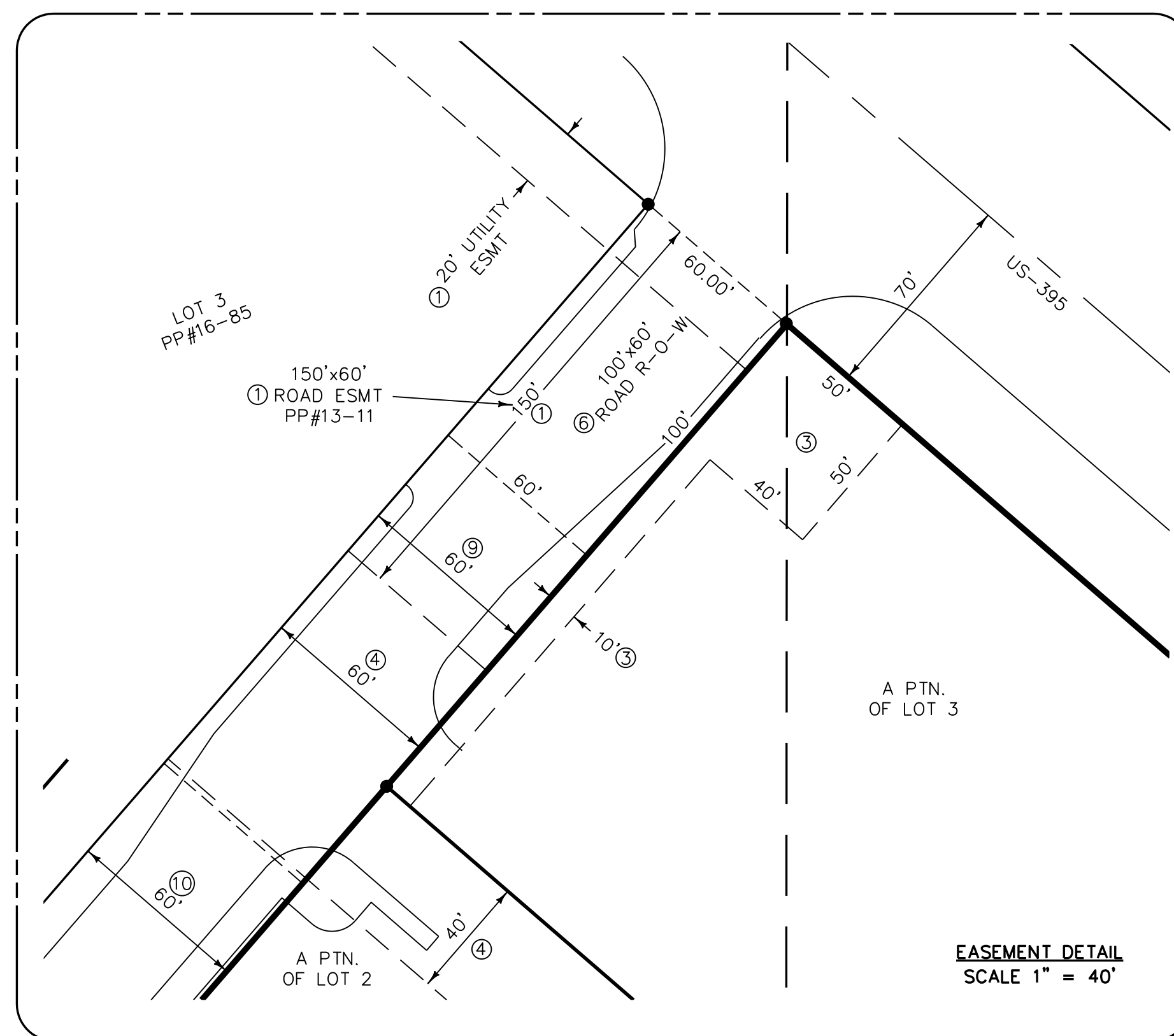


Legend

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







RANCH AND HOME 2ND REPLAT
OF LOTS 1 AND 2 OF PARTITION PLAT 16-71
LYING IN THE NORTH HALF OF SEC. 24, T.4N., R.28E., W.M.,
CITY OF HERMISTON,
UMATILLA COUNTY, OREGON

EASEMENT AND R-O-W NOTES

- ① = EASEMENTS SHOWN ON THE PLAT FOR HERMISTON PORT-UNIT ONE AND THE REPLAT RECORDED: DECEMBER 6, 1989 IN BOOK 13, PAGE 11, PLAT RECORDS, INSTRUMENT NO. 150976 OFFICE OF UMATILLA COUNTY RECORDS; AND RECORDED: JUNE 1, 1995 IN BOOK 13, PAGE 67, PLAT RECORDS, INSTRUMENT NO. 95-206818, OFFICE OF UMATILLA COUNTY RECORDS.
- ② = 30' ACCESS AND UTILITY EASEMENT PER P.P. BOOK 16, PAGE 71
- ③ = SIGN AND SIGN UTILITY EASEMENT PER P.P. BOOK 16, PAGE 71
- ④ = ACCESS AND UTILITY EASEMENT GRANTED PER P.P. BOOK 16, PAGE 71
- ⑤ = 40' ACCESS EASEMENT GRANTED PER P.P. BOOK 16, PAGE 71
- ⑥ = 100'x60' ROAD EASEMENT AREA, DEDICATED AS PUBLIC STREET RIGHT-OF-WAY P.P. BOOK 16, PAGE 71
- ⑦ = EASEMENT GRANTED TO UMATILLA ELECTRIC, UMATILLA COUNTY RECORDS INSTRUMENT NUMBER 2015-6350393, RECORDED OCTOBER 13, 2015; HEREBY RELINQUISHED
- ⑧ = EXISTING RIGHT-OF-WAY PER P.P. BOOK 16, PAGE 85
- ⑨ = EXISTING RIGHT-OF-WAY, INSTRUMENT NO. 2018-6780383
- ⑩ = EXISTING RIGHT-OF-WAY, INSTRUMENT NO. 2022-7500086
- ⑪ = HEREBY DEDICATED PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1, 2, AND 3; AND PUBLIC UTILITY EASEMENT

RECORDING INFORMATION

COPY NOTE

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

DEREK C. INGALSBE PLS86082

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT COPY

OREGON
NOVEMBER 13, 2012
DEREK C. INGALSBE
86082

RENEWS: 06/30/2027



**STRATTON SURVEYING
& MAPPING P.C.**

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
stratton@strattonsurvey.com

4939RP2B.DWG	© 2026
DATE: 07/15/26	SHT. 2 OF 3
DRAWN BY: DCI	JOB # 4939

DESCRIPTION

LOTS 1 AND 2, RANCH AND HOME REPLAT, TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THOSE TRACTS OF LAND CONVEYED TO THE CITY OF HERMISTON BY DEDICATION DEEDS RECORDED IN INSTRUMENT NO.2018-6780383 AND INSTRUMENT NO. 2022-7500086, OFFICE OF UMATILLA COUNTY RECORDS.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAY SHOWN WITHIN THIS PLAT, AND DO HEREBY GRANT ALL EASEMENTS, NOT PREVIOUSLY GRANTED OR CONVEYED, AS SHOWN OR NOTED WITHIN THIS PLAT. WE, TOO, HEREBY, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED AND RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

DRESS BROTHERS LLP OF WASHINGTON, A WASHINGTON LLP

SIGNED TITLE DATE

ACKNOWLEDGEMENT

STATE OF

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED:

PRINTED NOTARY PUBLIC

SIGNED NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY

NARRATIVE & REFERENCES

I DEREK C. INGALSBE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF UMATILLA, AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS ACCOMPANYING THIS PARTITION PLAT

THIS SURVEY WAS DONE AT THE REQUEST OF PAUL KNUTZEN AS THE ACTING CONSULTANT FOR THE DRESS BROTHERS, OWNERS' OF RANCH AND HOME.

THE PURPOSE OF THIS REPLAT IS TO FURTHER DIVIDE LOT 1 OF PARTITION PLAT 16-71 INTO 2 LOTS, AND TO ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2, 20 FEET WEST TO CENTER THE DRIVE ISLE. ALSO TO GRANT NEW EASEMENTS AND ALSO TO RELINQUISH AN EXISTING UMATILLA ELECTRIC COOPERATIVE UTILITY EASEMENT, AS SHOWN HEREON. THIS REPLAT IS BASED UPON A MAP THAT I ORIGINALLY DRAFTED IN 2018 FOR AARON A DYCK, PLS 38021.

THE WESTERLY RIGHT-OF-WAY LINE OF US-395 WAS COMPUTED FROM C.S. 89-026-C, A SURVEY DONE BY ODOT. WE FOUND THE MONUMENTS AT 420+12.16 AND 433+00.07, SAID MONUMENTS WERE HELD TO COMPUTE THE US-395 ALIGNMENT. SEVERAL OTHER ODOT MONUMENTS WERE ALSO FOUND PER SAID SURVEY AS USED AS A COMPUTATIONAL CHECK. THE PENNEY AVE RIGHT-OF-WAY WAS COMPUTED FROM THE HERMISTON FOODS REPLAT. SECTION LINES WERE COMPUTED FROM THE EDWARDS SURVEY, C.S. 89-86-B.

THE MONUMENTS THAT WERE ORIGINALLY SET FOR THE RANCH AND HOME REPLAT WERE RECOVERED, ONES THAT WERE DISTURBED OR DESTROYED BY CONSTRUCTION WERE RESET WITH MY MONUMENTS.

EQUIPMENT USED:
-SPECTRA PRECISION FOCUS 30 ROBOTIC TOTAL STATION
-SPECTRA PRECISION SP85 RTK GPS

REFERENCES:
- REPLAT RECORDED IN BOOK 13 AT PAGE 67, G. DENNIS EDWARDS PLS 951, DATED JUNE 1ST, 1995
- HERMISTON PORT - UNIT ONE, RECORDED IN BOOK 13 AT PAGE 11, G. DENNIS EDWARDS PLS 951, DATED DECEMBER 6TH, 1989
- CERTIFICATE OF SURVEY NO. 90-71-A, DENNIS EDWARDS PLS 951, DATED AUGUST 8TH, 1990
- HERMISTON - STANFIELD JUNTION SECTION, OSHD PLANS, DRAWING NUMBER 1S-42, SHEETS 1-6, DATED APRIL 19TH, 1989
- RANCH AND HOME REPLAT RECORDED IN BOOK 16 AT PAGE 71, AARON A DYCK PLS PLS 85050, DATED JUNE 22ND, 2018
- HERMISTON FOODS REPLAT RECORDED IN BOOK 16 AT PAGE 85, MICHAEL B. POSADA PLS 2849, DATED APRIL 24TH, 2019.

TITLE REPORT NOTE:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE TITLE SEARCH REPORT PREPARED BY PIONEER TITLE COMPANY, ORDER NUMBER 909641, DATED 06/17/2026, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.

RANCH AND HOME 2ND REPLAT
OF LOTS 1 AND 2 OF PARTITION PLAT 16-71
LYING IN THE NORTH HALF OF SEC. 24, T.4N., R.28E., W.M.,
CITY OF HERMISTON,
UMATILLA COUNTY, OREGON

APPROVALS

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

PLANNING COMMISSION CHAIR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

HERMISTON CITY COUNCIL

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

COUNTY COMMISSIONERS

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT TAXES ARE PAID ON THIS DAY OF ,20

UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION

COPY NOTE

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

DEREK C. INGALSBE PLS86082

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
DEREK C. INGALSBE
86082

RENEWS: 06/30/2027

DRAFT COPY

STRATTON
SURVEYING

STRATTON SURVEYING
& MAPPING P.C.
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
stratton@strattonsurvey.com

4939RP2B.DWG	© 2026
DATE: 07/15/26	SHT. 3 OF 3
DRAWN BY: DCI	JOB # 4939

HERMISTON IRRIGATION DISTRICT



East Hurlburt Avenue
Hermiston, OR 97838-2445
Office: 541-567-3024
Fax: 541-564-1069
E-mail: Office@HermistonID.org

July 27, 2026

City of Hermiston
Clinton Spencer, Planning Director
180 NE 2nd St
Hermiston OR 97838

Re: Dress Brothers LLP – 4N2824A 900 & 4N2824B 301

Mr. Spencer,

I have reviewed the information regarding the replat submitted by Knutzen Engineering for the map and tax lots listed above. My research has shown these properties are not within the District boundary, have no water rights, nor are there any District facilities or Rights-of-Way

Hermiston Irrigation District has no objection to the replat. Thank you for the opportunity to review and comment on this application.

Respectfully,

Karra

Karra Van Fossen
District Manager