



# PLANNING COMMISSION

Hermiston City Hall 180 NE 2nd St

*Where Life is Sweet*

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**December 11, 2024 at 7:00 PM**

## **AGENDA**

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*Other ways of viewing or participating in live meetings are available through:  
Zoom with Meeting ID: 878 6809 7745 Passcode: 709002 Telephone number to join is: 1 253  
215 8782; or submitting comments to meetings@hermiston.gov*

For written electronic public comments to be part of the official 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 City Recorder 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 part of the record, the City Recorder will respond to the sender and state the reason(s) why.

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

**2. MINUTES**

A. Minutes of the November 13, 2024, regular planning commission meeting

**3. HEARINGS**

A. Conditional Use - Umatilla Basin Properties LLC 4N2811DB Tax Lot 2700 - 150 NE 8th Pl

**4. NEW BUSINESS**

A. Final Plat- Holt 4N2802AB Tax Lots 2100/2300/2400/2500/2600/9900/10000-6/8/10/12/14/16/18 Hill View Dr

B. HURA Facade Grant - Orien Fiander 4N2811CC Tax Lot 2600 – 555 S Hwy 395

C. HURA Facade Grant - Stackhouse & Seibel 4N2811CB Tax Lot 10200 - 182 E Main St

**5. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION**

**6. ADJOURN**

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

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Regular Meeting Minutes  
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Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Hamm, Misner, Saylor, Guerrero, Kirkpatrick, Caplinger, and Collins. Staff in attendance included Planning Director C.F. Spencer, City Attorney Richard Tovey and Planning Assistant Heather La Beau. Youth Advisor Council members Aspyr Inners and Catherine Doherty were present.

Chairman Fialka thanked Vice-Chairman Caplinger for performing the Chairman duties at the September meeting. The Youth Advisors were welcomed to the meeting and encouraged to provide comments and ask questions during the meeting.

## Minutes

Commissioner Hamm moved, and Commissioner Collins seconded to approve the minutes of the October 9, 2024, regular meeting as written. Motion passed.

## **Minor Partition-Hermiston Christian Center 4N2816BA Tax Lot 100 – 1825 W Highland Ave**

Planning Director Spencer presented the staff report. This partition proposes to create a 2.9 acre lot and relocate an existing Hermiston Energy Services easement. The access easement on Parcel 2 will remain unchanged. When development occurs on the parcel, SW 19<sup>th</sup> Court will intersect with W Highland Ave. The Findings of Fact contain a typographical error in Section 154.20 and should read R-3.

## Findings of Fact Design Standards

### §154.15 Relation to Adjoining Street System.

The property is bordered by W Highland Ave and SW 17<sup>th</sup> Street. SW 19<sup>th</sup> Court also terminates at the south line of the proposed Parcel 2. All parcels have adequate access to the existing street network in compliance with the standards of §154.15, §157.028(C)(4), and §157.141.

### §154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is currently serviced by SW 19<sup>th</sup> Court which is a city street 60 feet in width. W Highland Ave and SW 17<sup>th</sup> Street also provide access to the property. Highland and 17<sup>th</sup> are both county roads of 66 feet and 50 feet in width, respectively.

### §154.17 Easements.

The partition plat reflects several existing easements.

- There is a 20-foot easement along the entire W Highland Ave frontage of both parcels for the W Highland trail.
- Parcel 2 is encumbered by emergency access easements connecting SW 19<sup>th</sup> Court to W Highland Ave. When Parcel 2 is proposed for residential development, these emergency access easements will be vacated and converted to a public street or similar through access allowing permanent public connection of SW 19<sup>th</sup> Court to W Highland Ave.
- Parcel 1 contains an existing utility easement to Hermiston Energy Services which is proposed for vacation and rededication to match existing infrastructure.
- Parcel 1 contains an existing easement to the City of Hermiston for water infrastructure.
- Parcel 1 contains an existing easement to Cascade Natural Gas for gas infrastructure.



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No other easements are proposed or shown on the plat and none are required.

### §154.18 Blocks.

Block standards in this section are specific to residential development. No block spacing standard is required for this partition.

### §154.19 Lots.

The proposed partition will create two lots. Parcel 1 contains the Hermiston Christian Center church and school complex and contains 20.69 acres. Parcel 2 is 2.88 acres and is currently vacant.

The preliminary plat provides for the creation of two lots meeting the design standards in 154.19(A) through (E).

### §154.20 Character of Development.

The property is zoned R-3. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances. The applicant proposes the partition for residential development on Parcel 2.

### §154.21 Parks, School Sites and the Like.

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

### Minimum Improvements Required

#### §154.60 Permanent Markers

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

#### 154.61 General Improvements

W Highland Ave is considered fully improved adjacent to Parcels 1 and 2. The Hermiston Christian Center previously signed a street improvement agreement for future improvements to the property. However, at the time the W Highland trail was constructed, the city agreed to waive future improvements to the road in exchange for the dedication of the 20-foot easement for the trail. The property is also bound by a street improvement agreement for SW 17<sup>th</sup> Street. No additional improvements are required as part of the partition.

#### §154.62 Water Lines

Water is available to service the lots in SW 17<sup>th</sup> Street and SW 19<sup>th</sup> Court. Parcel 1 is connected to municipal water lines. Parcel 2 may extend and utilize water within SW 19<sup>th</sup> Court at the time residential development occurs.

#### §154.63 Sanitary Sewer System.

Sewer is available to service the lots in SW 17<sup>th</sup> Street and SW 19<sup>th</sup> Court. Parcel 1 is connected to municipal sewer lines. Parcel 2 may extend and utilize sewer from SW 19<sup>th</sup> Court at the time residential development occurs.

### Preliminary Plat





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

### 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 bench marks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed or referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **A narrative for the easement dedications shall be added to the owner's declaration**



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- (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. **Signature blocks for the Hermiston City Council, Umatilla County Tax Assessor, and Umatilla County Commissioners shall be added**

### Chapter 157: Zoning

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

Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances. The Hermiston Christian Center was built and operates under an existing conditional use permit from the city.

The minimum lot size for single-family dwellings in the R-3 zone is 5,000 square feet. Each lot meets or exceeds the minimum lot size. Parcels 1 and 2 meet or exceed the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-3 zone.

#### §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.

#### Conditions of Approval

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. The applicant's surveyor shall submit a revised plat indicating the vacation of the HES easement recorded on instrument 2012-5970038 and the relocated easement to Hermiston Energy Services for approval prior to obtaining city signature on the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

After some discussion, Commissioner Misner moved, and Commissioner Guerrero seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved and Commissioner Kirkpatrick seconded to adopt the findings of fact as amended (154.20). Motion passed. Commissioner Kirkpatrick moved and Commissioner Hamm seconded to adopt the conditions of approval. Motion passed. Commissioner Saylor moved and Commissioner Collins seconded to approve the final plat subject to the conditions of approval. Motion passed.

#### Replat- Holt 4N2802AB Tax Lots 2100/2300/2400/2500/2600/9900/10000 – 6/8/10/12/14/16/18 Hill View Dr

Planning Director Spencer presented the staff report. This replat is proposed to readjust lots to create an east/west connection to the east with no net loss of the number of lots. The City is paying market rate for



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the right-of-way. The City Council will initiate the renaming of the affected portion of Hill View Drive. The name of E Holt Ave has been suggested.

### Findings of Fact

#### Design Standards

##### §154.15 Relation to Adjoining Street System.

The property is bordered by Hill View Drive. Hill View Drive is entirely unimproved adjacent to the seven proposed lots. The seven proposed lots have a total of approximately 558 feet of frontage on Hill View Drive. The replat creates a new street to provide east/west connectivity for future residential development.

##### §154.16 Street and Alley Width.

The proposed replat reconfigures Hill View Drive to create an east/west street stub 50' in width for future connectivity at the south end of the development. The existing east/west portion on the south end of Hill View Drive will require renaming to conform with Section 94.22 of the city's zoning ordinance. The street shall be renamed as an avenue with an East prefix. The renaming of the street cannot be done through the platting process and will require a separate set of hearings before the city council in accordance with ORS 227.120.

##### §154.17 Easements.

There are existing 6-foot utility easements along all lot lines that are not shown on the preliminary plat. All existing easements shall be shown on the final plat.

##### §154.18 Blocks.

Block spacing of 600 feet at maximum is satisfied. Blocks are approximately 170 feet between cross streets.

##### §154.19 Lots.

The lots range in size from 7,467 to 7,560 square feet with five lots of 7,552 square feet. All lots are currently vacant. The preliminary plat provides for the creation of seven lots meeting the design standards in 154.19(A) through (E).

##### §154.20 Character of Development.

The seven proposed lots are currently vacant. Lots 1 through 6 will access the yet to be renamed portion of Hill View Drive. Lot 7 will access both the new street stub and Hill Drive. The lot sizes exceed the minimum requirement permitted in the R-4 zone for single-family dwellings. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

##### §154.21 Parks, School Sites and the Like.

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

#### Minimum Improvements Required

##### §154.60 Permanent Markers



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

## §154.61 General Improvements

Hill View Drive adjacent to the lots is unpaved with no improvements. The civil improvements for Phase 2 of the Sunset Estates subdivision are currently in review. All general improvements shall be completed prior to a certificate of occupancy issuance for any dwelling.

## §154.62 Water Lines

Water is available in Hill View Drive, approximately 65 feet to the west of Lot 1. 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. The development will be serviced by the existing water improvements in Hill View Drive and extended eastward.

## §154.63 Sanitary Sewer System.

Sewer is available in NE Eighth St. Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by the city sewer superintendent and the city engineer. The development will be serviced by the existing sewer improvements in NE 8<sup>th</sup> St and extended eastward in Hill View Drive.

## Chapter 157: Zoning

## §157.028 Multi-Structure Residential (R-4)

The proposed lots exceed the minimum lot size of 5,000 square feet. Uses permitted in the R-4 zone are listed in 157.028 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 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.

## Conditions of Approval

1. All civil improvements adjacent to lots 1 through 7 shall be completed prior to a certificate of occupancy issuance for any dwelling in this replat.
2. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. Existing easements shall be added to the final plat.
5. The City will conduct a public hearing in accordance with ORS 227.120 regarding the renaming of streets as a result of new street configuration prior to the issuance of certificates of occupancy for dwellings in the City Replat.



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After some discussion, Commissioner Collins moved and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved and Commissioner Kirkpatrick seconded to approve the findings of fact. Motion passed. Commissioner Caplinger moved and Commissioner Doherty seconded to adopt the conditions of approval. Commissioner Saylor moved and Commissioner Collins seconded to approve the preliminary plat subject to the conditions of approval. Motion passed.

### **Planner Comments and Unscheduled Communication**

Planning Director Spencer wished everyone a Happy Thanksgiving and safe holiday travels.

Commissioners discussed Umatilla Electric Cooperative's (UEC) development at the northeast intersection of I-84 and I-82. The Umatilla-Morrow County Connect Project, linking UEC's Highway 730 Switchyard and Ordnance Switchyard, involved rerouting Generation Road and adjusting property lines.

### **Adjournment**

Chairman Fialka adjourned the meeting at 7:27PM.



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of December 11, 2024

**Title/Subject**

Conditional Use - Umatilla Basin Properties LLC 4N2811DB Tax Lot 2700 - 150 NE 8th Pl

**Summary and Background**

Umatilla Basin Properties LLC has submitted a request for a conditional use permit to change the occupancy of an existing building at 150 NE 8<sup>th</sup> Place. The application seeks to change the occupancy of the building from a single-family residence to a day care home. The property contains an existing single-family dwelling, which is proposed for remodeling and conversion. The property is zoned Medium Density Residential (R-2) and encompasses approximately 5,800 square feet. The existing dwelling encompasses approximately 935 square feet, or 16% of the total lot area. The property is described as 4N 28 11DB Tax Lot 2700.

There are two types of day care uses in the city code. The zoning code creates classifications for a *family day care provider* and *day care home*. The nomenclature may be confusing at first glance as the definitions are the opposite of what would be expected based on the names themselves. A *family day care provider* provides day care for not more than 12 children in the provider's home and the care is considered a residential use. A *day care home* is any facility, other than a single-family dwelling, in which care and nurturing are provided to the young or elderly. Since "home" appears the name for a day care home, it might be expected to be in a home but is instead a place that is not a residence and offering care. As staff has interpreted the ordinance, the *family day care provider* is a home occupation, inside a residence, and offering care by the residents of the dwelling. Meanwhile, a *day care home* is all other facilities where care services are provided, but the staff is not physically living within the structure. The distinction is important in this application because the use is proposed for what is currently a residence but will not be used as a residence if the conditional use permit is approved and the use of the structure will essentially convert from a residential to a commercial use.

A family day care provider is an outright use in all residential zones, supporting the interpretation that it is intended as a home occupation by right. A day care home is a conditional use in all residential zones, a conditional use in the Central Commercial zone, and an outright use in the Outlying Commercial zone. State rules have changed since the adoption of the zoning code and the maximum number of children has increased from 12 to 16 under the provisions of ORS Chapter 329A. The application states that the applicant proposes to have a maximum of 12 children during operation, and operating hours will be on weekdays during normal working hours only.



The property sits within a developed single-family neighborhood. Properties within 300 feet of the property are entirely developed with single-family residences. NE 8<sup>th</sup> Pl adjacent to the site is an improved city street, but lacking sidewalks. E Fay Ave along the north property line is partially improved. Existing street improvements terminate approximately 33 feet east of the northwest corner of the property. Since the proposal is a change in occupancy, it will meet the development triggers in §157.163 of the Hermiston Code of Ordinances. Approval of the conditional use permit will trigger improvements to E Fay Ave as required in §157.164 of the Hermiston Code of Ordinances.

NE 8<sup>th</sup> Place is considered a local residential street. This property is located approximately 250 feet north of E Diagonal Blvd, which is classified as an urban minor collector. After reviewing the proposal, it is staff's opinion that directing traffic for a day care home onto a local residential street will not pose a significant impact on the overall neighborhood's traffic circulation. Average daily trips will be less than 50 trips. Vehicles performing pick ups and drop offs will only be on a local street for a short distance and can easily return southbound to E Diagonal Blvd or travel 150 feet west to NE 7<sup>th</sup> Street and have a variety of potential travel routes.

A day care home is classified in the zoning ordinance as a place of public assembly and requires 1.5 parking spaces per teacher. The property currently has no paved off-street parking. The site plan submitted as part of the application indicates that the applicant proposes to utilize two gravel parking spaces on the property and use on-street parking for the remainder of the parking requirements. This proposal will not satisfy the requirements for parking lot design and construction in §157.175(A) which requires all required parking to be located off-street, and in §157.179(A) which requires all parking to be improved with a hard surface, typically interpreted by the city to be asphalt paving or concrete. There is sufficient area on the site to provide three parking spaces as required for the two employees proposed. The existing gravel parking may be paved and expanded by ten feet in width and meet the requirements of the zoning ordinance.

Issuance of a new conditional use permit is subject to the requirements of §157.208 of the Hermiston Code of Ordinances. This section provides the method and approval criteria necessary for approving or denying a conditional use. The specific findings required by this section are:

1. The proposal is in conformance with the comprehensive plan and zoning code.
2. The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission.
3. Public facilities are of adequate size and quality to serve the proposed use.
4. The proposed use will prove reasonably compatible with surrounding properties.

The planning commission may impose, in addition to those standards and requirements expressly specified by the zoning code, any additional conditions they consider necessary to protect the best interests of the surrounding property or the city. These conditions may include increasing the required lot size or yard dimensions; limiting the height of buildings; controlling the location and number of off-street parking and loading spaces required; limiting the number, size and location of signs; requiring screening and landscaping to protect adjacent property and any other condition deemed necessary by the commission.

It is not necessary to restate other ordinances and statutory requirements of the conditional use as part of the proceedings. The granting or denial of a conditional use will not affect the requirements of the City of Hermiston to comply with building, plumbing, and electrical codes,

other ordinances, statutory or regulatory compliance issues. Conversion of a single-family residence to a commercial use will require additional improvements to meet building code requirements for ADA accessibility and other issues.

The staff report and findings note several deficiencies which will require amendment to the submitted materials. The applicant will have an opportunity to amend the application drawings between the time of preparation of this report and the hearing. Staff reports are required to be prepared at least seven days in advance of the hearing date. If the amendments are made prior to the hearing, then staff will recommend approval of the conditional use permit subject to the draft conditions of approval contained in Exhibit B to this report. If amendments are not submitted, the planning commission may choose to approve the conditional use permit with the requirement that the modifications be submitted and approved by staff or continue the hearing to the January 8 meeting and review the additional materials at that date.

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

N/A

### **Fiscal Information**

The property has an assessed value of \$65,950. Umatilla Basin Properties operates as a subsidiary of Umatilla Electric Cooperative which is a tax-exempt entity. Sale of the property to Umatilla Basin Properties will result in a net loss of roughly \$4,000 in property tax revenue to the city annually.

### **Alternatives and Recommendation**

#### **Alternatives**

The planning commission may choose to

- Approve the conditional use permit
- Deny the conditional use permit
- Approve the conditional use permit with conditions of approval

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

Staff recommends the planning commission approve the conditional use permit.

- Motion to make the project file a part of the record
- Motion to adopt the findings of fact
- Motion to impose conditions of approval
- Motion to approve the conditional use permit

### **Submitted By:**

C.F. Spencer, Planning Director



## Findings of Fact for Umatilla Basin

### Properties LLC.

150 NE 8<sup>th</sup> Pl

### Conditional Use Permit

December 11, 2024

#### **The proposal is in conformance with the Comprehensive Plan and Zoning Code.**

1. The property is located at 150 NE 8th Place and is described as 4N 28 11DB Tax Lot 2700.
2. The property is approximately 5,800 square feet (0.13 acres) in size. The existing building covers approximately 935 square feet. Total lot coverage of the existing dwelling and outbuildings is approximately 20%.
3. The property lies within the Medium Density Residential zone and allows uses permitted conditionally in the R-1 and R-2 zones subject to issuance of a conditional use permit.
4. A day care home is a use subject to a conditional use permit in the R-1, R-2, R-3, and R-4 zones per §157.025(B)(4) of the Hermiston Code of Ordinances.
5. A public hearing was held on December 11, 2024, in accordance with 157.207(A) of the Hermiston Code of Ordinances.
6. Notice of public hearing was prepared and published on November 27, 2024, in accordance with the notice requirements of 157.229 of the Hermiston Code of Ordinances.

#### **The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the Planning Commission.**

7. The property has no paved parking spaces. There is sufficient space available to create at least three parking spaces accessing either E Fay Ave or NE 8<sup>th</sup> Place. The applicant shall submit a parking plan showing at least three parking spaces as required by §157.176 of the Hermiston Code of Ordinances (requiring one- and one-half spaces per teacher, two teachers are proposed) as part of the civil improvement review process.
8. The existing property is approximately 5,800 square feet which is an area deficiency from the minimum lot size of 6,500 square feet in the R-2 zone. However, 157.026(C)(1) establishes that 6,500 square feet is the minimum lot size for single and two family dwellings. Further, the property is an existing lot of record. 157.139 establishes that where there is an area deficiency, the lot or aggregate holdings may be occupied by any use permitted outright in the zone subject to the other requirements of the zone and providing, if there is an area deficiency, residential use shall be limited to a single-family or two-family residence. The proposed Day Care Home is not considered a residential use per the definition established in 157.002.
9. The existing property is approximately 86 feet wide and 116 feet deep, exceeding the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-2 zone.
10. Total lot coverage of all structures on the site is approximately 20%, which is below the maximum lot coverage of 45% in the R-2 zone.

11. There is sufficient area on-site to provide sufficient open space for children meeting the requirements of OAR 414-300-0150. This requirement mandates there be a minimum area of 35 square feet of indoor area and 75 square feet of outdoor area per child. Twelve children on-site require a minimum of 420 indoor square feet and 2,625 outdoor square feet.
12. The outdoor play area sizing requirement may be reduced to one-third of the required area when groups of children have different scheduled play times. The existing fenced area to the rear of the structure and south of E Fay Ave encompasses approximately 1,500 square feet and an additional 1,000 square feet of play area is required and is available for enclosure with fencing adjustments.

**Public facilities are of adequate size and quality to serve the proposed use.**

13. The building is connected to existing water and sanitary sewer lines adjacent to the property. No upgrade to these lines is required to service the change in occupancy.
14. NE 8<sup>th</sup> Place and E Fay Ave are classified as local residential streets on the city's transportation system plan. A local residential street is well suited to accommodate the level of trip generation a small-scale day-care home will generate. Local residential streets are intended to accommodate between 250 and 500 trips per day. Trip generation from this use will be less than 50 trips.
15. Public improvements installed on the frontage of NE 8<sup>th</sup> Place is sufficient with the exception of sidewalk. Sidewalk installation is required as part of any change in occupancy to the structure per §157.164(C) of the Hermiston Code of Ordinances.
16. Public improvements installed on the frontage of E Fay Ave are not sufficient to accommodate any change in occupancy on the property and additional improvements are required per §157.163(F) and §157.164(C) and (D). Additional public improvements in the form of half-street paving, curb, gutter, and sidewalk are required as part of the development and shall be installed prior to occupancy of the structure.

**The proposed use will prove reasonably compatible with surrounding properties.**

17. The property sits within the R-2 zone which is a medium density residential zone which permits a variety of residential uses and home occupations.
18. The property is adjacent to single-family uses. Low intensity educational uses such as a day care home is well-suited for this type of neighborhood due to the limited traffic generation, limited noise creation, and limited hours of operation.
19. Day care homes provide a community asset in Hermiston. Oregon Childcare Research Partnership has documented that there is a shortage of childcare opportunities in Hermiston. For children aged 0-5 there are only enough providers for 25% of the eligible children and for children above 5 there are enough providers for 33% of the eligible children.
20. The property is bounded by two streets providing adequate buffering for the site. The remaining two property lines will be required to be fenced to provide additional buffering and shielding for the outdoor play area.

**Conditions of Approval for Umatilla****Basin Properties LLC.****150 NE 8<sup>th</sup> PI****Conditional Use Permit****December 11, 2024**





Subject to the evidence and testimony presented at the public hearing, the following draft conditions of approval are proposed:

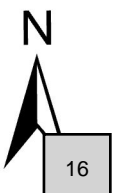
1. E Fay Avenue shall be improved from the terminus of existing improvements approximately 20 feet east of the NE 8<sup>th</sup> Place intersection to the east property line of the property, a distance of approximately 77 feet. E Fay Ave improvements shall consist of half street improvements to a local residential street standard containing street paving, curb, gutter, and sidewalk.
2. NE 8<sup>th</sup> Place shall be improved with sidewalk along the entire property frontage, a distance of approximately 86 feet.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. At the discretion of the Planning Commission, an applicant whose property is located in the DH overlay area may obtain an exemption from this condition if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.
4. All storm water shall be retained on site.
5. Parking sufficient for three parking spaces meeting the design standards of §157.175 through §157.179 of the Hermiston Code of Ordinances shall be installed.
6. Outdoor play area complying with the requirements of OAR 414-300-01500 shall be installed and fenced with sight-obscuring fencing of at least four feet in height and not more than six feet in height.
7. Parking lot and exterior lighting shall be designed not to interfere with adjacent residential uses.

# Notice of Proposed Land Use Action

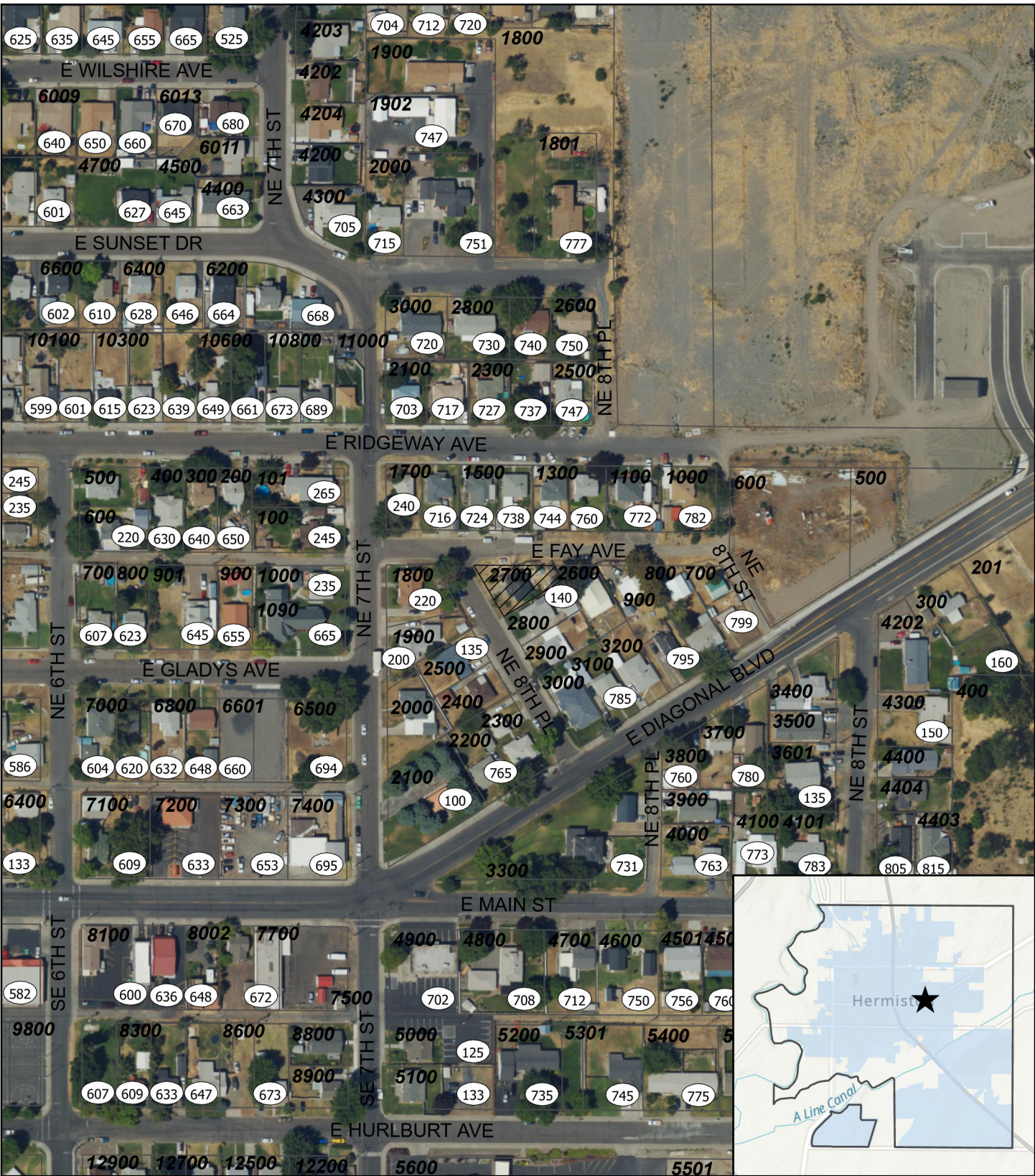


### Legend





-  Area of Proposed Conditional Use Permit  
 Property Line  
 City Limits  
 Urban Growth Boundary



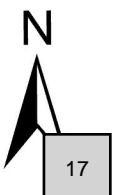




### Legend

-  Area of Proposed Conditional Use Permit  
 Property Line  
 City Limits  
 Urban Growth Boundary

A horizontal number line is shown with tick marks at 0, 100, 200, 300, and 400. The word "Feet" is written below the line. A white bar is drawn on the line, starting at the 200 mark and ending at the 300 mark.



## CITY OF HERMISTON

## CONDITIONAL USE PERMIT APPLICATION

Pursuant to the provisions of 157.205 of the Hermiston Code of Ordinances, application is hereby made for a conditional use permit for the following described property:

Applicant's Name: Umatilla Basin Properties, LLC Date: 10-17-2024  
 Address: 150 NE 8th Place, Hermiston, OR Phone: 541-564-4369  
 (Daytime)

Property Owner(s) Name (If Different): N/A  
 Address: PO Box 1148, Hermiston, OR Phone: Same  
 (Daytime)

Legal Description of Property: Assessor's Map No: 4N2811 - DB Tax Lot No: 02700

Comprehensive Plan Designation: R2 Zoning Designation: R2

Current Use of Property: Single Family Dwelling

Request to Allow: Daycare center for public use with up to 12 children and 2 childcare professionals.

Facility will be open during normal working hours on weekdays only.

**IMPORTANT!:** Oregon's Land Use Planning Laws and 157.208 of the Hermiston Code of Ordinances require the planning commission to make findings of facts with regard to requests for conditional use permits. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will be used by the City to make findings and evaluate the merits of your request. The chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

1. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:  
 Per City of Hermiston Code, Title XV, Land Usage, Chapter 157.026 Medium Density Residential Zone (R-2),  
 (B) a daycare center is permitted as a conditional use because it is permitted as a conditional use in a R-1 Zone.  
 This facility also meets the requirements in Chapter 157.210, Standards for Conditional Uses, by meeting the  
 requirements in Section (D), Schools.

2. The property is adequate in size and shape to accommodate the proposed use, together with all other  
 zoning requirements and any additional conditions imposed by the planning commission. Explain fully:  
 The home is 932 square feet. This is sufficient space to meet state guidelines of 35 square feet of indoor  
 activity area per child in an in-home daycare center. The property offers adequate fenced outdoor space to accomodate  
 a childcare center. The property offers adequate space for staff parking and child drop off and pick up.



## 3. Public facilities are of adequate size and quality to serve the proposed use. Explain fully:

As the original use of the property was for a single family dwelling, utilities are already in place and do not need any enhancements to serve this conditional use.

## 4. The proposed use will prove reasonably compatible with surrounding properties. Explain fully:

This facility will not impact the neighborhood quality and complies with Policy #22 of the Hermiston Comprehensive Plan.

Additionally, this facility will meet a critical need for working families in our community. According to an Oregon Public Broadcasting article, dated February 1, 2024, childcare is one of the biggest social and economic challenges facing Oregon. Per the Oregon Childcare Research Partnership 2022 Report, Umatilla county is considered a Childcare Desert where only one slot of certified childcare exists per three children, and the actual number for children ages 0 to 5 is one out of four.

**ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:**

- 1) Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
- 2) Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), highways, streets and alleys.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the planning commission requests my attendance, or the attendance of my representative, at the meeting(s) where this request is scheduled for consideration and may grant or deny this request based upon the testimony provided at the hearing.

I am the \_\_\_owner/ ☒ owner(s) authorized representative. (If authorized representative, attach letter signed by owner.)

Applicant's Signature:  Date: 10/18/2024

**OUT OF POCKET EXPENSES FOR MAILING AND PUBLICATION COSTS WILL BE BILLED LATER**

**NOTE:** The Hermiston Planning Commission meets the second Wednesday of the month. Because of public notice requirements and time constraints, this application must be returned to City Hall no less than four weeks prior to the public hearing date. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, OR 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

**OFFICE USE ONLY**

Date Filed: 10-21-24 Received By: Wupl Meeting Date: 11-13-24  
 Fee: \$800.00 Date Paid: 10-18-24 Receipt No: XBP CF # 21278089

**Lisa McMeen**

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**From:** NW Installations <nwinstall1@gmail.com>  
**Sent:** Friday, October 18, 2024 12:55 PM  
**To:** Lisa McMeen  
**Cc:** John Gorsline  
**Subject:** Permission for zoning consideration

This is Casey Casey Zollman, the current owner of the property located at 150 Northeast 8th Street in Hermiston Oregon.

I give permission for umatilla properties to submit an application for zoning consideration on this property.

This property is expected to close by the end of November.

Thank you for your consideration,  
Casey Zollman  
caseyz@windowspnw.com  
541-601-5983

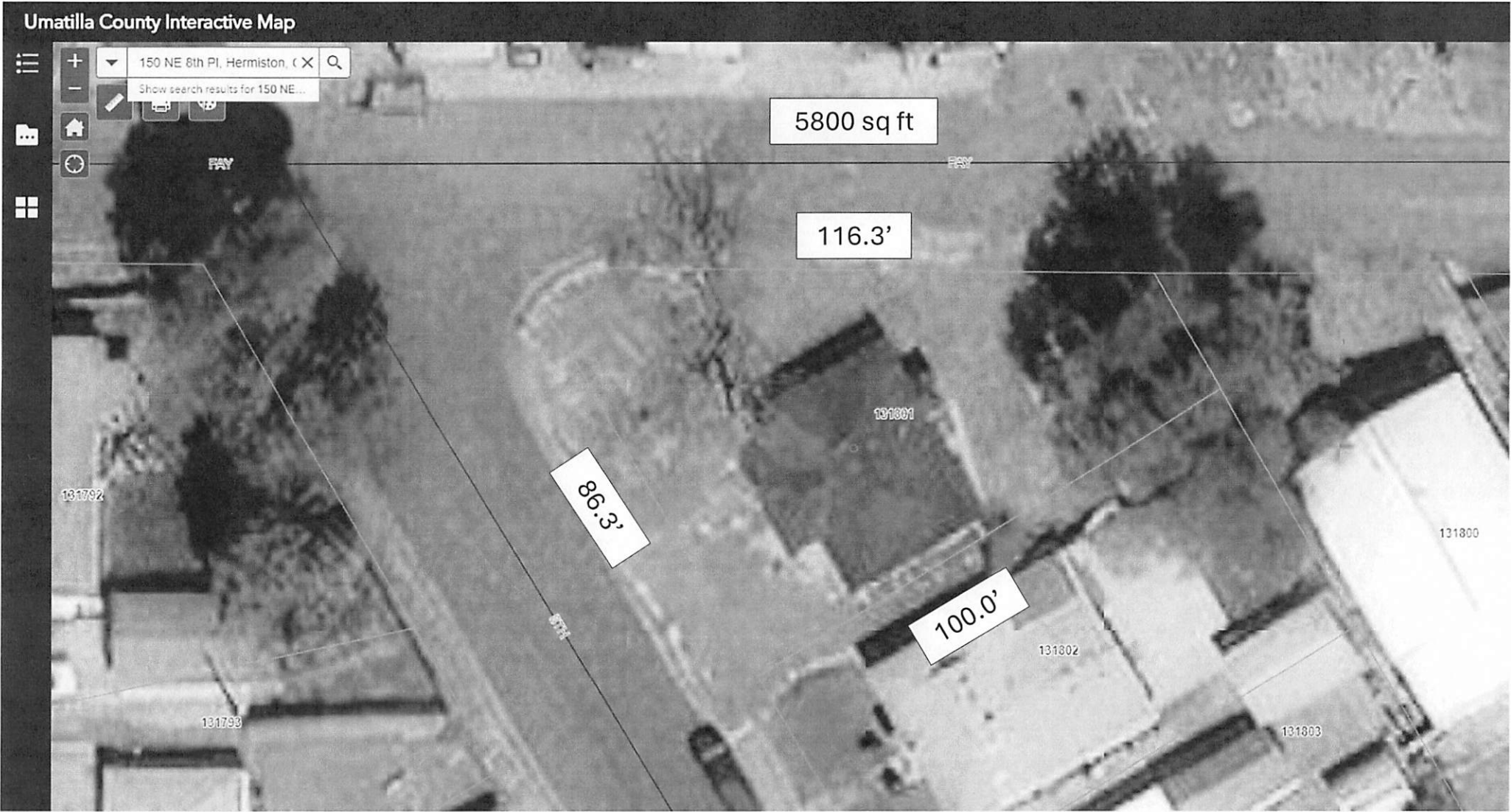
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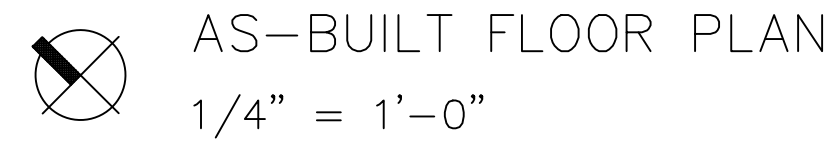














 <p>ADDITIONS AND ALTERATIONS FOR  <b>UMATILLA BASIN PROPERTIES LLC</b>  HERMISTON, OR 97838</p>			<b>STEVE R. THOMA, DESIGNER</b> 5 W. CEDAR DR, HERMISTON, OREGON 97838 (541) 314-5911 E-MAIL: <a href="mailto:sthoma.designs@gmail.com">sthoma.designs@gmail.com</a>	
	OCT 2024	DESIGN PHASE		
		PERMIT SET		
		CONSTRUCTION DOCUMENTS		
	10/30/24	PLOT DATE		

December 2, 2024


Kim Strebin  
28914 Minnehaha Rd.  
Hermiston, OR 97838

To Whom it may concern:

I know for myself, as well as for many of the UEC new hires, (based on discussions had with them during the recruiting and onboarding process) it's very difficult to find daycare options that will accommodate our work schedule. Many daycares aren't open for the 11+ hours that we need childcare for based on our 4x10's work schedule and most aren't open prior to 7:00am or past 6:00pm. I was left scrambling, messaging anyone I knew that had kids to see if their babysitter had any openings. After realizing majority of the local childcare providers didn't have any openings, and having to rely on family to help me out until I could find something, I was extremely lucky to find a provider who offers care out of her home here in Hermiston and was willing to have my kids for the hours needed at an affordable rate. It was also very important for my family to find a flexible provider who was willing to allow drop-in's at a drop in rate (pay by the day) rather than pay per month regardless of how many days are needed as my kids only go to school 4 days a week and my parents are kind enough to help out with them at least one day per week, leaving them only needing care for 3 days per week. Of course, it was also important that the environment be safe and educational, food be provided, the care be reliable and that my kids enjoy the provider as well as the other kids. We were extremely lucky to check majority of those boxes with our current provider but realize how rare that is and hope that other families still searching can find what they need.

I also know that the lack of early education options is a struggle for young families in the community. If there was a daycare that provided a stimulating/learning environment, that would be such an important addition to the community where majority of the pre-school options are either full, expensive, only provide two hours of learning on two or three days per week, or all of the above. Even if you can get your kid in to one of the local pre-schools, the ability to get them to and from the two-hour school time during work hours (typically 10am-12pm- Monday & Wednesday or Tuesday and Thursday) is difficult enough, then you also have to pay a daycare provider to watch them for the remaining hours of your workday. This is not only a hard schedule to juggle, but very expensive. The same is true for school aged kids and the lack of educational/learning options during the summertime. There are a few summer camp options (Yay Hydromania) but most are only for specific age groups, and have limited space. Again, majority are costly and only for a couple hours during our workday and getting kids to and from is difficult. Given that kids typically get more than two months off during the summer it would be beneficial if they could spend that time in a learning environment continuing to develop their cognitive, social, emotional, and communication skills. It's important that we invest in the future and what better way to do that than to provide safe, affordable, reliable, and educational childcare to our youth.

Thank you,

  
Kim Strebin  
(541) 561-1623



December 2, 2024

Kimberly Rill  
15 Smith Drive  
P.O. Box 442  
Echo, OR 97826

Subject: Childcare Desert in Eastern Oregon

To whom it may concern,

I am writing to draw attention to an urgent issue affecting the well-being and economic vitality of our communities in eastern Oregon: the critical shortage of accessible, affordable childcare. Eastern Oregon, including the communities of Hermiston, Stanfield and Echo, in my experience, have existed as a "childcare desert," where the demand for childcare far outweighs the available supply. This disparity places a heavy burden on working families and threatens the continued growth of our local economy.

In Hermiston alone, where population growth has surged in recent years, parents are struggling to find adequate childcare options. Similarly, Stanfield and Echo, with their close-knit communities, face similar challenges, my family included. The lack of facilities not only limits opportunities for children to thrive in enriching environments but also creates significant barriers for parents, particularly women, trying to rejoin or remain in the workforce.


We found out that we would be starting a family in mid-2022. Before announcing the pregnancy to extended family and friends, I contacted childcare facilities to get on waiting lists for care. This would prove to be nearly 10 months before the care was needed, including gestation and maternity leave time.

We remained on four waiting lists during this time, all located in Hermiston, and received no calls for openings through February 2023. Before returning to work, I became desperate for childcare and contacted every person in my phone contacts that had a child in the last five years, asking for connections for childcare. This method proved to be successful, finding a working-from-home mother that left the traditional workforce to stay home with her child and provide care to additional families in Echo.

However, this situation remains active for me, as my provider is expanding her family again, and will take a well-deserved maternity leave, leaving my family without care later this year.

Addressing this issue requires collaboration between local leaders, businesses, and families. Solutions like expanding funding for childcare facilities, incentivizing providers to serve rural areas, and offering employer-supported childcare programs could pave the way toward relief. I appreciate the work that Umatilla Electric Cooperative's leadership is doing to support their employees and the region's workforce. As a community, we must prioritize efforts to ensure every family has access to the childcare they need to thrive.

Sincerely,



Kimberly Rill  
A local working mother  
(541) 377-0754

Jodie Thomas  
2234 NE 6th Street  
Hermiston, OR 97838  
Jodie.Thomas.8@gmail.com  
(541) 314-3931

December 3, 2024

To Whom It May Concern,

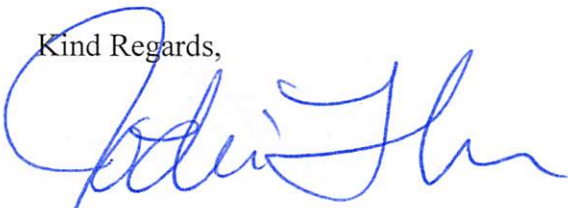
I am writing to highlight the growing need for accessible and affordable childcare facilities in Hermiston and rural Oregon. As a mother of two young children, ages 6 and 4, I have personally experienced the challenges families face in finding reliable childcare in our small community.

Childcare is a significant burden for working parents. Many families in our area struggle to secure safe and dependable options—even those with personal connections. For newcomers to the region, the lack of childcare facilities can deter them from relocating their families or accepting job opportunities here. This issue not only limits families' ability to fully participate in the workforce but also impacts the well-being and early development of our children.

Expanding childcare facilities in Hermiston would bring much-needed relief to families like mine and serve as an essential investment in the future of our community. I urge the city to prioritize this issue, explore partnerships with local organizations, and consider funding initiatives to develop new childcare centers or expand existing ones.

Thank you for your attention to this pressing matter. I am hopeful that, together, we can create a more supportive environment for families in Hermiston.

Kind Regards,



Jodie Thomas

Hermiston Resident and Mother



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of December 11, 2024

**Title/Subject**

Final Plat- Holt 4N2802AB Tax Lots 2100/2300/2400/2500/2600/9900/10000- 6/8/10/12/14/16/18 Hill View Dr

**Summary and Background**

Ron McKinnis has submitted a final plat for a portion of the existing Sunset Estates subdivision located on an undeveloped portion of NE Hill View Drive. The intent of the replat is to reconfigure the existing lot layout and allow for the eastward extension of Hill View Drive to allow for improved access and utility service for future residential development to the east. The overall lot count will not change as a result of the replat. The seven existing lots will be adjusted and a new street extension will be created. The property is owned by the Holt Family Trust. The applicant is the City of Hermiston

The property is zoned Multi-Structure Residential (R-4). The proposed replat does not create or eliminate any lots. Instead, the property lines common to the seven lots will be adjusted to create new right-of-way. The parcels currently range in size from 10,000 to 7,500 square feet. After replatting all of the lots will be approximately 7,500 square feet and approximately 3,500 square feet will be dedicated to street purposes. The minimum lot size in the R-4 zone is 5,000 square feet. The owners are proceeding with construction of improvements for the next phase of Sunset Estates and the City wishes to protect the public interest through the creation of a new east/west street connection allowing utility extension and traffic connectivity.

Public notice was provided for the proposed partition. Notice of land use action was mailed to property owners within 100 feet on October 30, 2024. A sign informing the public of the proposal was placed on the property on October 30, 2024.

The criteria that are applicable to the decision to accept the replat are contained in 154.15 through 154.66, 157.028, and 157.101 of the Hermiston Code of Ordinances. The planning commission approved the preliminary plat at their November 13, 2024, meeting.

The findings of fact are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E. Comments received from the Hermiston Irrigation District as a result of noticing are attached as Exhibit F.



**Tie-In to Council Goals**

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

**Fiscal Information**

The city will incur the survey and right of way acquisition costs for this replat. The property is currently vacant. Residential development will provide additional revenue when construction occurs.

**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 with the conditions of approval.

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

**Submitted By:**

C.F. Spencer, Planning Director

**Exhibit A**  
**Findings of Fact**  
**City Replat**  
**6 – 18 Hill View Drive**  
**December 11, 2024**

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by Hill View Drive. Hill View Drive is entirely unimproved adjacent to the seven proposed lots. The seven proposed lots have a total of approximately 558 feet of frontage on Hill View Drive. The replat creates a new street to provide east/west connectivity for future residential development.

§154.16 Street and Alley Width.

The proposed replat reconfigures Hill View Drive to create an east/west street stub 50' in width for future connectivity at the south end of the development. The existing east/west portion on the south end of Hill View Drive will require renaming to conform with Section 94.22 of the city's zoning ordinance. The street shall be renamed as an avenue with an East prefix. The renaming of the street cannot be done through the platting process and will require a separate set of hearings before the city council in accordance with ORS 227.120.

§154.17 Easements.

There are existing 6-foot utility easements along all lot lines that are not shown on the preliminary plat. All existing easements shall be shown on the final plat.

§154.18 Blocks.

Block spacing of 600 feet at maximum is satisfied. Blocks are approximately 170 feet between cross streets.

§154.19 Lots.

The lots range in size from 7,467 to 7,560 square feet with five lots of 7,552 square feet. All lots are currently vacant. The preliminary plat provides for the creation of

seven lots meeting the design standards in 154.19(A) through (E).

#### §154.20 Character of Development.

The seven proposed lots are currently vacant. Lots 1 through 6 will access the yet to be renamed portion of Hill View Drive. Lot 7 will access both the new street stub and Hill Drive. The lot sizes exceed the minimum requirement permitted in the R-4 zone for single-family dwellings. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

#### §154.21 Parks, School Sites and the Like.

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

#### Minimum Improvements Required

##### §154.60 Permanent Markers

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

##### §154.61 General Improvements

Hill View Drive adjacent to the lots is unpaved with no improvements. The civil improvements for Phase 2 of the Sunset Estates subdivision are currently in review. All general improvements shall be completed prior to a certificate of occupancy issuance for any dwelling.

##### §154.62 Water Lines

Water is available in Hill View Drive, approximately 65 feet to the west of Lot 1. 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. The development will be serviced by the existing water improvements in Hill View Drive and extended eastward.

##### §154.63 Sanitary Sewer System.

Sewer is available in NE Eighth St. Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by the city sewer superintendent and the city engineer. The development will be serviced by the existing sewer improvements in NE 8<sup>th</sup> St and extended eastward in Hill View Drive.

#### Chapter 157: Zoning

§157.028 Multi-Structure Residential (R-4)

The proposed lots exceed the minimum lot size of 5,000 square feet. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

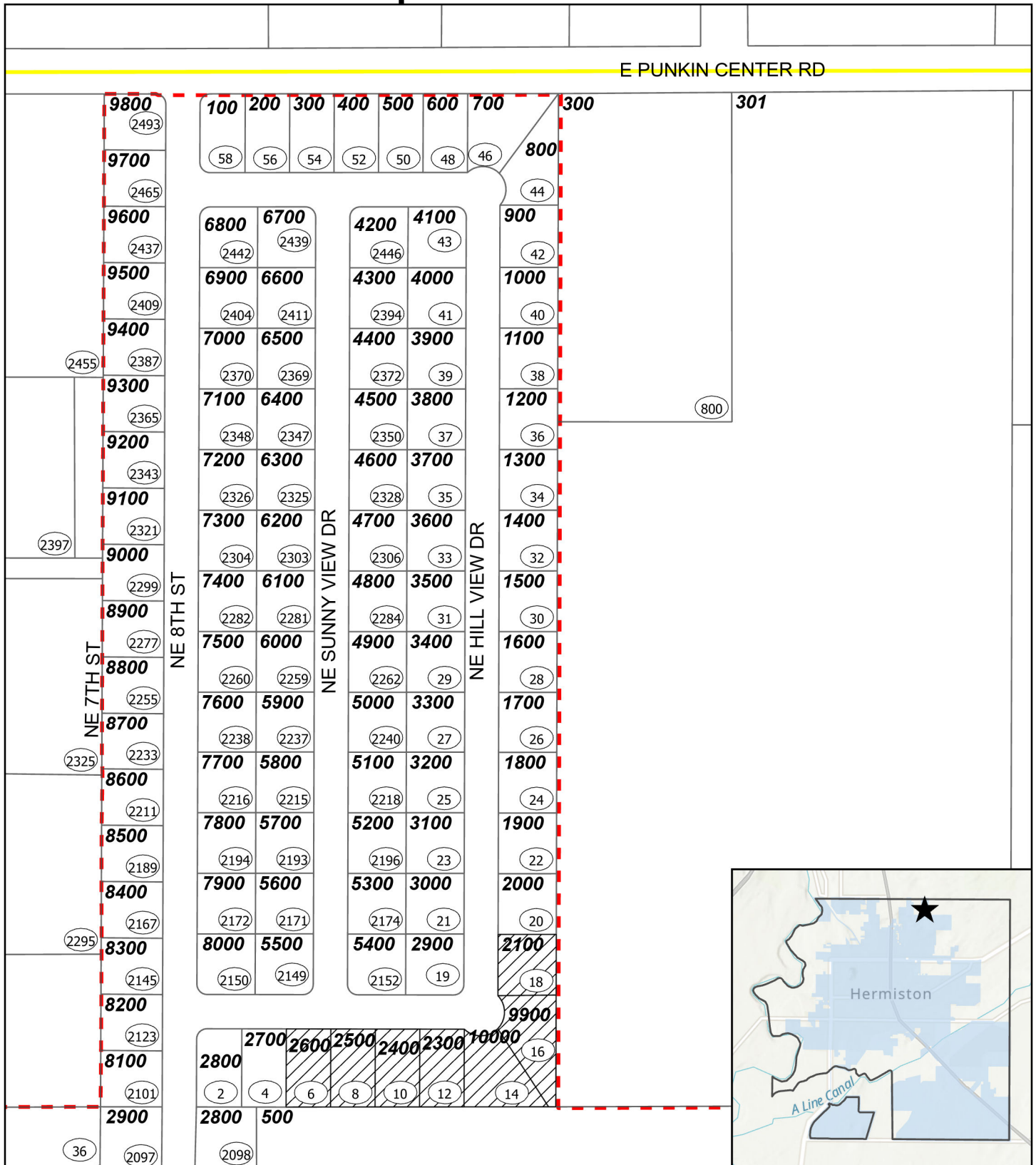
Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage 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**  
**Holt Replat**  
**6 – 18 Hill View Drive**  
**December 11, 2024**

Subject to the and testimony presented to and the deliberation of the planning commission, the following conditions of approval are proposed:

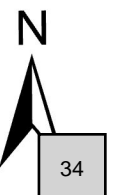
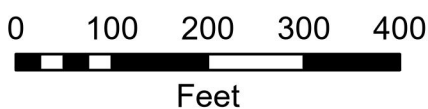
1. All civil improvements adjacent to lots 1 through 7 shall be completed prior to a certificate of occupancy issuance for any dwelling in this replat.
2. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. Existing easements shall be added to the final plat.
5. The City will conduct a public hearing in accordance with ORS 227.120 regarding the renaming of streets as a result of new street configuration prior to the issuance of certificates of occupancy for dwellings in the City Replat.

# Notice of Proposed Land Use Action



## Legend

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



TERRA NOVA TERRACE  
A Replat of Lots 21-24 & 26 of Sunset Estates  
Lots 1 & 2 of Holt Addition  
City of Hermiston, Umatilla County, Oregon  
Township 4 North, Range 28 East, W.M.  
Northwest 1/4 of Northeast 1/4 of Section 2  
for:  
City of Hermiston  
180 NE 2nd Street  
Hermiston, Oregon, 97838

**RECORD SURVEYS:**  
R1 - McKinnis for Holt, Sunset Estates, Book 13, Page 086, 1996  
R2 - McKinnis for Holt, Holt Addition, Book 15, Page 034, 2007  
R3 - Edwards for Holmes, C.S. #S-037-A

**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 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 is a 5/8" Rebar with a Yellow Plastic Cap, PLS 2431 set at the Southeast corner of newly created Lot 6 of this Plat.

This Survey is Based on my surveys for Holt, Sunset Estates & Holt Addition. My Bearing Base is the East Line of the Sunset Estates Subdivision. Having only completed Phase 1 of this Subdivision in 2006, only the Exterior monuments were set for these Lots in Phase 2. The purpose of the survey was to Replat the southerly lots to allow construction of a future road to properties to the East. The future road was prompted by the City of Hermiston. I have reconfigured the lots to facilitate the new road right of way. 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 dedicate to the public NE Holt Avenue and we Recognize previous dedications of Hill View Drive and Sunny View Lane. We acknowledge that they have caused this Plat to be created, we authorizes 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 Replat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

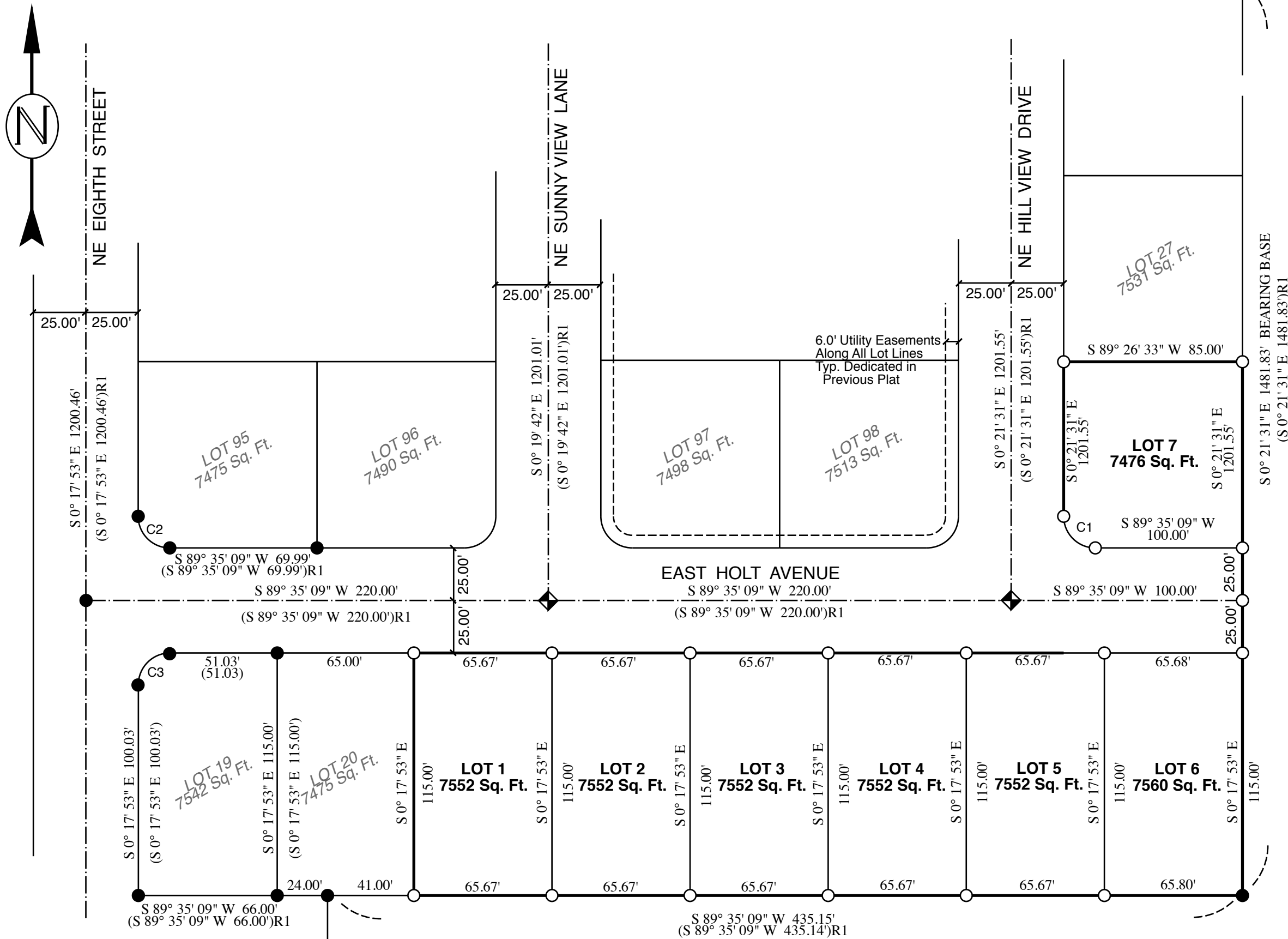
Edith Holt

**LEGAL DESCRIPTION:**

Lots 21 - 24 & Lot 26 of Sunset Estates and Lots 1 & of Holt Addition located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon;

**CURVE TABLE:**

No.	Length	Radius	Delta	Chord Bearing	Chord Lgth.
C1 -	23.58'	15.00'	90°02'39"	N 45°23'11" W	21.22'
C2 -	23.58'	15.00'	89°53'02"	S 45°21'22" E	21.24'
C3 -	23.58'	15.00'	90°06'58"	S 44°38'35" W	21.19'



On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat 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 \_\_\_\_\_

**LEGEND**

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- ◆ SET MONUMENTS - Brass Cap in Monument Box Stamped - L.S. #2431
- Found Monuments - From R1 or 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 12-31-24

SCALE 1" = 50 Ft.  
September, 2024  
Rev. 11-22-24

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

**APPROVALS:**

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024

Umatilla County Surveyor

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024

City of Hermiston  
Planning Commission Chair

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024

City of Hermiston  
City Council, Mayor

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024

Hermiston Irrigation District

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024

Umatilla County Tax Assessor

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024

Umatilla County Tax Collector

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

\_\_\_\_\_ day of \_\_\_\_\_, 2024

Umatilla County Commissioner

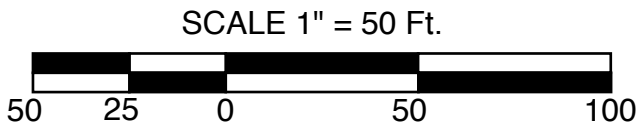
Umatilla County Commissioner

Umatilla County Commissioner

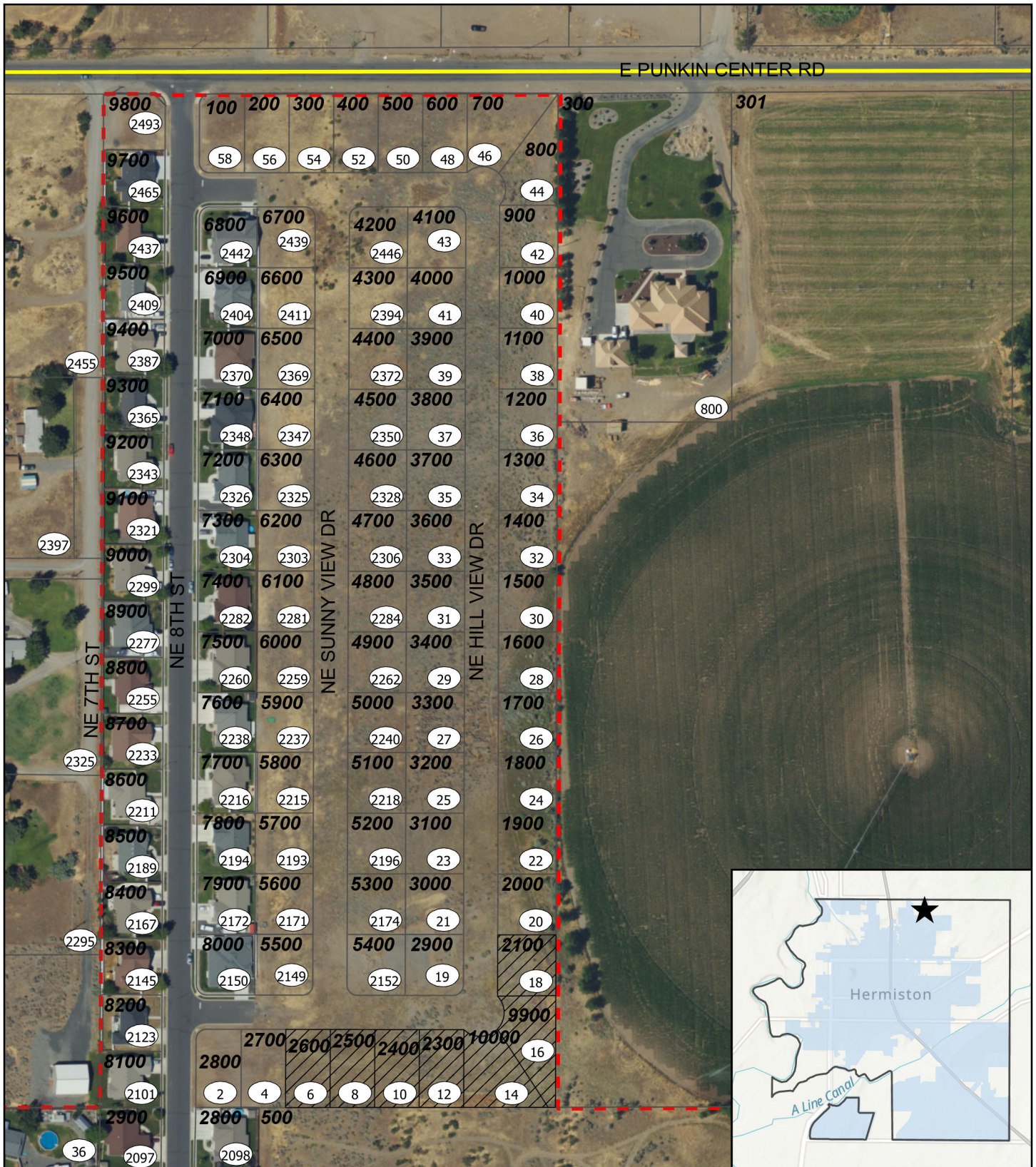
**Umatilla Office of County Records**  
Recording Information  
SEAL

I certify that this is a true and exact copy of the Original Replat as filed for Edith Holt in Umatilla County, Oregon

Ronald V. McKinnis, PLS #2431









# ***HERMISTON IRRIGATION DISTRICT***



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)

November 4, 2024

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

**RE: Replat for Carl & Edith Holt (TRS) by Ron McKinnis  
4N2802AB 2100, 2300, 2400, 2500, 2600, 9900 & 10000**

Director Spencer,

Thank you for the opportunity to review the replat for Carl & Edith Holt (TRS). The parcels are located within the Hermiston Irrigation District boundaries, however, there are no water rights or any Federal or District facilities on these properties.

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

Respectfully,

*Karra*

Karra Van Fossen  
Water Right Specialist



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of December 11, 2024

**Title/Subject**

HURA Facade Grant - Orien Fiander 4N2811CC Tax Lot 2600 – 555 S Hwy 395

**Summary and Background**

The Hermiston Urban Renewal Agency has received a façade grant application for exterior improvements to commercial property located at 555 S Highway 395. The grant eligible improvements proposed include new windows, siding, and paint. An additional building and interior remodeling of the existing building is proposed as part of the overall project. The estimated budget for the eligible improvements is \$152,721. The applicant is requesting an award of \$20,000. Under the terms of the grant program, the district may provide a match of up to 50% of the project budget up to a maximum award of \$20,000. Projects which have private investment in excess of \$75,000 that benefit the city as a whole and not just the district, may increase the total match at the discretion of the committee.

**Tie-In to Council Goals**

Urban renewal and downtown revitalization are council goals.

**Fiscal Information**

There is sufficient funding in the façade grant budget for 2024-25 to accommodate a 50% match of the \$20,000 cap.

**Alternatives and Recommendation**

**Alternatives**

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

**Recommended Action/Motion**

When scoring the application, commissioners should determine if the project's improvements provide a benefit to the entire city or only the district.

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


amount greater than the \$20,000 cap, a motion should be made as to the amount of the recommended award.

**Submitted By:**

C.F. Spencer, Planning Director

# Hermiston Urban Renewal Agency

## Application for Façade Improvement Grant

Name of Applicant	Orien J Fiander		
Property Address	555 S Highway 395		
Property Owner <i>(if different)</i>			
Owner Address <i>(if different)</i>	433 E. Columbia Dr. Kennewick, WA. 99354		
Business Name	Club 24		
Phone Number	(509)585-2366	E-Mail	oj@club24.com
Project Description <i>Please address the scoring criteria as much as possible. Use additional pages if necessary.</i>	Proposed upgrades include new siding and new windows. New windows will replace garage doors, making the walls of the building more durable while also being aesthetically pleasing. There are also plans to replace the front windows of the building to ones of a sturdier make. New siding and paint will also improve the building by upgrading the facade while also giving better protection from the elements, making it fit in line more closely with the surrounding buildings. These enhancements will increase the property value significantly, both aesthetically and monetarily.		
Grant Request	\$20,000	Project Budget	\$80,000
Start Date	December 16, 2024	End Date	February 3, 2025
Applicant Signature		Date	11/22/2024

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

# Hermiston Urban Renewal Agency

## Application for Façade Improvement Grant

Colors proposed

Dark Bronze, Dove, and Pewter

Describe building materials proposed

Paint, metal siding, as well as new windows. New windows will replace existing garage doors

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.

Yes, the proposed upgrades will contribute to long-term health. The new windows will be more durable than the garage doors, especially against extreme weather conditions. New siding will replace cracked siding and will better protect the building from the elements.

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

New paint and windows will re-invigorate the building and breathe new life into the area. The current windows need updating and the paint doesn't match the neighborhood aesthetic, both desperately need to be replaced. The old siding is also faded and new siding is needed for the overall aesthetic.

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

Yes, the building will be a fully updated gym, which will attract more people to the downtown area. We strive to keep the building recognizable while updating the exterior to attract more business.

# Hermiston Urban Renewal Agency

## Application for Façade Improvement Grant

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

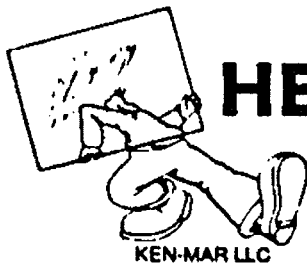
Yes, the proposed new paint and siding will match the coffee shop across the street, but is also neutral enough to not clash with the buildings on either side of 555 S HWY 395.

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

Yes, the proposed improvements will attract more clientele to the building, as well as to surrounding businesses. The windows will show off the planned retail space within the building and the new paint will refresh the look of the area.

Thursday, November 21, 2024

CCB #147211

1895 N. 1st Place • P.O. Box 530  
Hermiston, OR 97838

CCB #147211

CBIC # PC2698

P.O. BOX 530

HERMISTON OR, 97838

PH (541) 567-6679

FX (541)-5673032

hermistonglass1@gmail.com

CLUB 24  
OLD FORD BUILDING  
HERMISTON, OR 97838

BID TO FURNISH & INSTALL PER DRAWINGS  
KAWNEER CLEAR ANODIZED FRAME  
LOWE GLASS & INSULATED PANEL

4 – 20' X 12'  
2 – 20' X 14'  
1 – 10' X 12'  
1 – 14' X 12'  
1 – 6.5' X 10'  
1 – 48' X 10'  
1 – 16' X 10'

TOTAL FOR FURNISH & INSTALLED: \$152,721.00

Sizes are approximate

50% NON-REFUNDABLE DEPOSIT REQUIRED BEFORE PRODUCT CAN BE ORDERED

Prices are furnished and installed at location

We do not paint any product or wash windows

Quote good for 30 days

I AGREE TO PAY HERMISTON GLASS WITH-IN 30 DAYS OF COMPLETED PROJECT.

I UNDERSTAND HERMISTON GLASS SHALL RETAIN TITLE TO THE DESCRIBED MERCHANDISE AND SHALL HAVE THE RIGHT TO REMOVE SAID MERCHANDISE FROM THE PROPERTY OR IMPROVEMENT WHERE IT IS INSTALLED AND THE RIGHT TO INGRESS OR EGRESS FOR THE PURPOSE OF REMOVING SAID MERCHANDISE UNTIL SAID MERCHANDISE IS PAID IN FULL.

SIGN

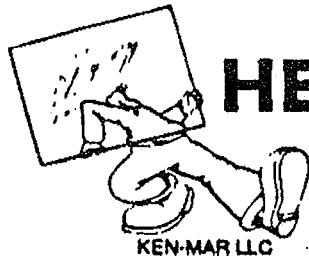
DATE\_\_\_\_\_

**\*\*30 DAY QUOTE\*\*\*SIZES ARE APPROXIMATE\*\*\*WE DO NOT WASH WINDOWS\*\*\*WE DO NOT PAINT INSIDE OR OUT\*\***



Tuesday, March 26, 2024

CCB #147211

1895 N. 1st Place • P.O. Box 530  
Hermiston, OR 97838**HERMISTON  
GLASS**

CCB #147211

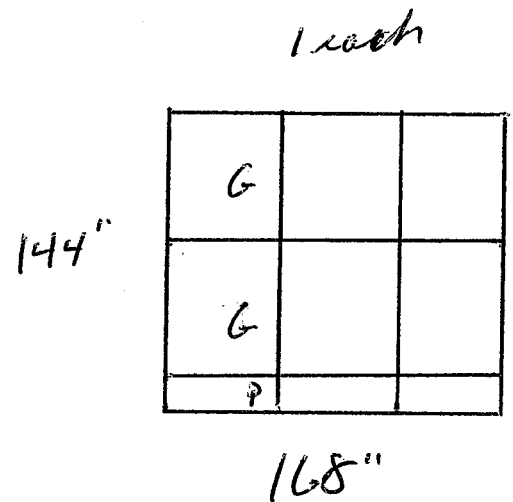
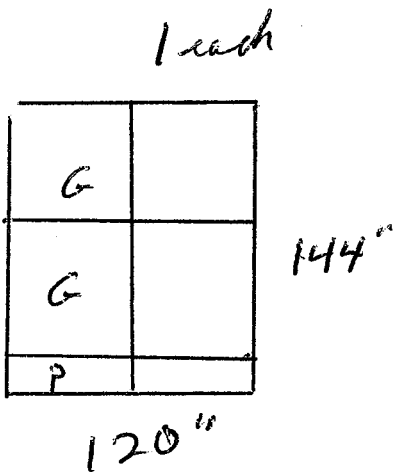
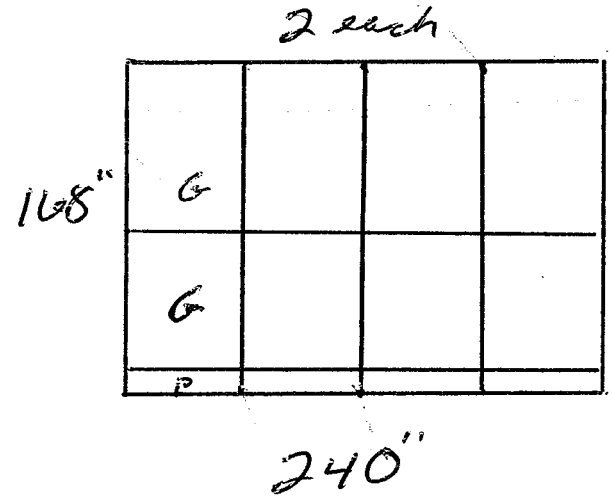
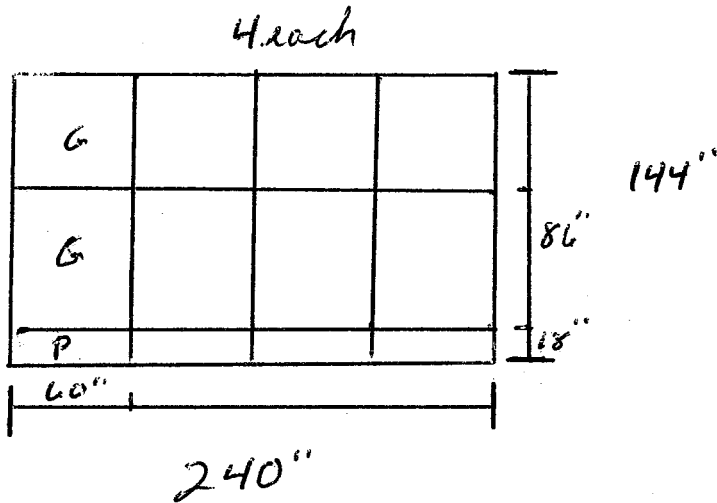
CBIC # PC2698

P.O. BOX 530

HERMISTON OR, 97838

PH (541) 567-6679 FX (541)-5673032

hermistonglass@eotnet.net



\* SIZES ARE APPROXIMATE

\* G = GLASS

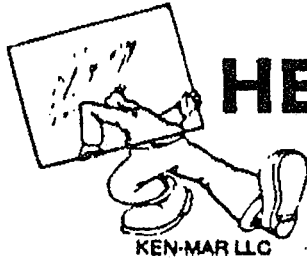
P = Insulated panel

\*\*30 DAY QUOTE\*\*SIZES ARE APPROXIMATE\*\*WE DO NOT WASH WINDOWS\*\*WE DO NOT PAINT INSIDE OR OUT\*\*

Tuesday, March 26, 2024

CCB #147211

1895 N. 1st Place • P.O. Box 530  
Hermiston, OR 97838



**HERMISTON  
GLASS**

CCB #147211

CBIC # PC2698

P.O. BOX 530

HERMISTON OR, 97838

PH (541) 567-6679 FX (541)-5673032

hermistonglass@eotnet.net

1 each

G
G
P

120"

77"

1 each

G		
G		
P		

120"

58" 176"

1 each.

G							
G							
P							

120"

576"

72

**\*\*30 DAY QUOTE\*\*SIZES ARE APPROXIMATE\*\*WE DO NOT WASH WINDOWS\*\*WE DO NOT PAINT INSIDE OR OUT\*\***



6321 W. Brinkley Rd Suite 110  
Kennewick, WA 99338  
(509) -73-5-75

# Invoice

Invoice Number
24-033
Invoice Date
8/22/2024

**Bill To:** Orien Fiander  
433 E. Columbia Dr  
Kennewick, WA 99336

**Re:** Oregon Building

Our Job No	Payment Terms	Due Date
24-012	Net 30 Days	9/21/2024
Description		Price
Structural Engineering		3,877.20
Steel Building Package		132,215.82

Subtotal	\$	136,093.02
Sales Tax (if applicable)	\$	0.00
<b>Total Due</b>	<b>\$</b>	<b>136,093.02</b>

Thank you for your business!



6321 W. Brinkley Rd Suite 110  
 Kennewick, WA 99338  
 (509) -73-5-75

# Invoice

Invoice Number
24-044
Invoice Date
9/16/2024

**Bill To:** Orien Fiander  
 433 E. Columbia Dr  
 Kennewick, WA 99336

**Re:** Oregon Building

Our Job No	Payment Terms	Due Date
24-012	Due upon receipt	9/16/2024
Description		Price
Equipment		973.23
Pro Rentals & Sales: Forklift		
Labor & Burden		1,034.00
Unloading		

Subtotal	\$	2,007.23
Sales Tax (if applicable)	\$	0.00
<b>Total Due</b>	<b>\$</b>	<b>2,007.23</b>

*Thank you for your business!*













*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of December 11, 2024

**Title/Subject**

HURA Facade Grant - Stackhouse & Seibel 4N2811CB Tax Lot 10200 - 182 E Main St

**Summary and Background**

The Hermiston Urban Renewal Agency has received a façade grant application for exterior improvements to commercial property located at 182 E Main St. The grant eligible improvements proposed include a fresh coat of paint, signage, and window decals. The estimated budget for the eligible improvements is \$6,980. The applicant is requesting an award of \$3,490. Under the terms of the grant program, the district may provide a match of up to 50% of the project budget up to a maximum award of \$20,000.

**Tie-In to Council Goals**

Urban renewal and downtown revitalization are council goals.

**Fiscal Information**

There is sufficient funding in the façade grant budget for 2024-25 to accommodate a 50% match of the \$20,000 cap.

**Alternatives and Recommendation**

**Alternatives**

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

**Recommended Action/Motion**

When scoring the application, commissioners should determine if the project's improvements provide a benefit to the entire city or only the district.

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

**Submitted By:**

C.F. Spencer, Planning Director

# Hermiston Urban Renewal Agency

## Application for Façade Improvement Grant

Name of Applicant

Vanessa Staekhouse &amp; Ashley Seibel

Property Address

182 E Main St Hermiston, OR.

Property Owner  
(if different)

Eagle Crest Property Management -

Steven  
Torjeson  
TRSTOwner Address  
(if different)

Business Name

Industry Dance Company of Hermiston

Phone Number

541-350-8825

E-Mail

info@danceatindustry.com

Project Description

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

See Attached Project Description.

Grant Request

\$3500 3490

Project Budget

\$7,000 6980.

Start Date

10/21/24

End Date

12/18/24

Applicant Signature

Vanessa Staekhouse

Date

11/30/2024

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

# Hermiston Urban Renewal Agency

## Application for Façade Improvement Grant

Colors proposed

Update Black exterior paint on Main St and White exterior paint on back of building. Black Vinyl signage for windows and Anodized Aluminum signage for the front of building.

Describe building materials proposed

5 gallons Black magic Flat exterior paint = \$165  
5 gallons Ultra pure white exterior paint = \$90 —  
Signage totalling = \$685.00

Already  
Painted  
Exterior  
402-692-1111

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.

Please see attached explanation.

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

Please see attached explanation.

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

Please see attached explanation.

# Hermiston Urban Renewal Agency

## Application for Façade Improvement Grant

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

Yes. Please see attached explanation.

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

Yes. Please see attached explanation.

## **Proposal for Façade Improvement Grant: 182 E Main St.**

The Industry Dance Company of Hermiston is committed to enhancing the long-term vitality of the downtown district through strategic updates to the façade of 182 E Main St. Our project will remove outdated signage and replace it with professionally designed anodized aluminum signage by Creative Signs, complemented by vinyl signage for the front windows, door, and back entrance. Additionally, we will repaint the front exterior of the property with a clean and slick black matte paint and repair any existing damage to masonry caused by the previous tenant. On the back side of the building, we will apply a fresh coat of bright white paint and replace the wood framing around the back door to create a fresh and cohesive look, replacing the old aesthetic left by the previous tenant.

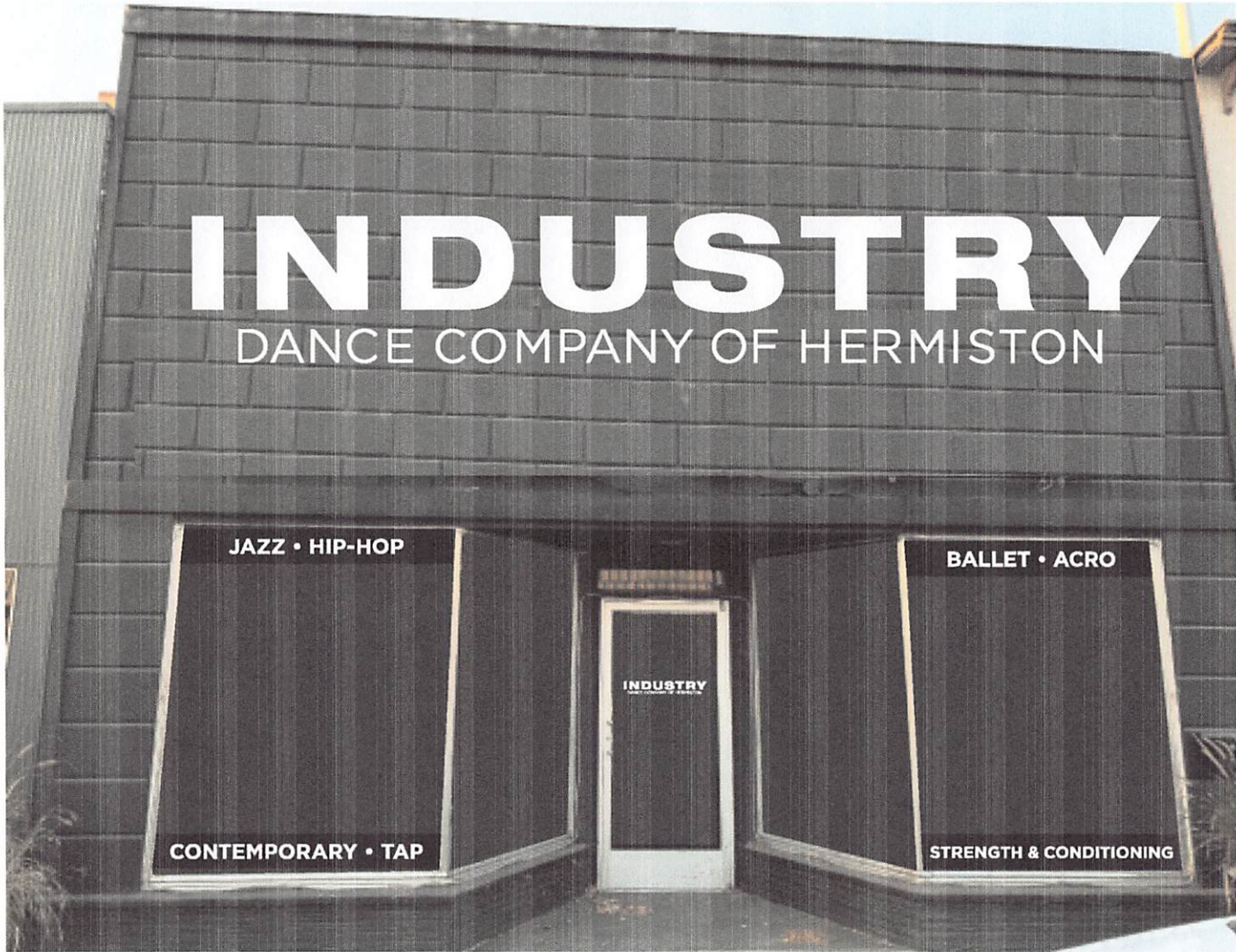
These improvements will serve as a catalyst for economic growth by attracting foot traffic to Main Street and showcasing the arts as a key community asset. Patrons visiting our business will help support neighboring establishments, creating a ripple effect that strengthens the local economy. Industry Dance Company clients and staff will utilize and promote surrounding businesses and restaurants with the constant flow of community members going in and out of our building. By modernizing our storefront, we aim to inspire other businesses to invest in their properties, fostering a sense of pride and revitalization within the downtown corridor.



The enhancements are designed to align with the character of existing Main Street businesses, ensuring compatibility with the area's overall aesthetic. Our project will increase the property's value, improve the visual appeal of the district, and contribute to a welcoming environment for residents and visitors alike.

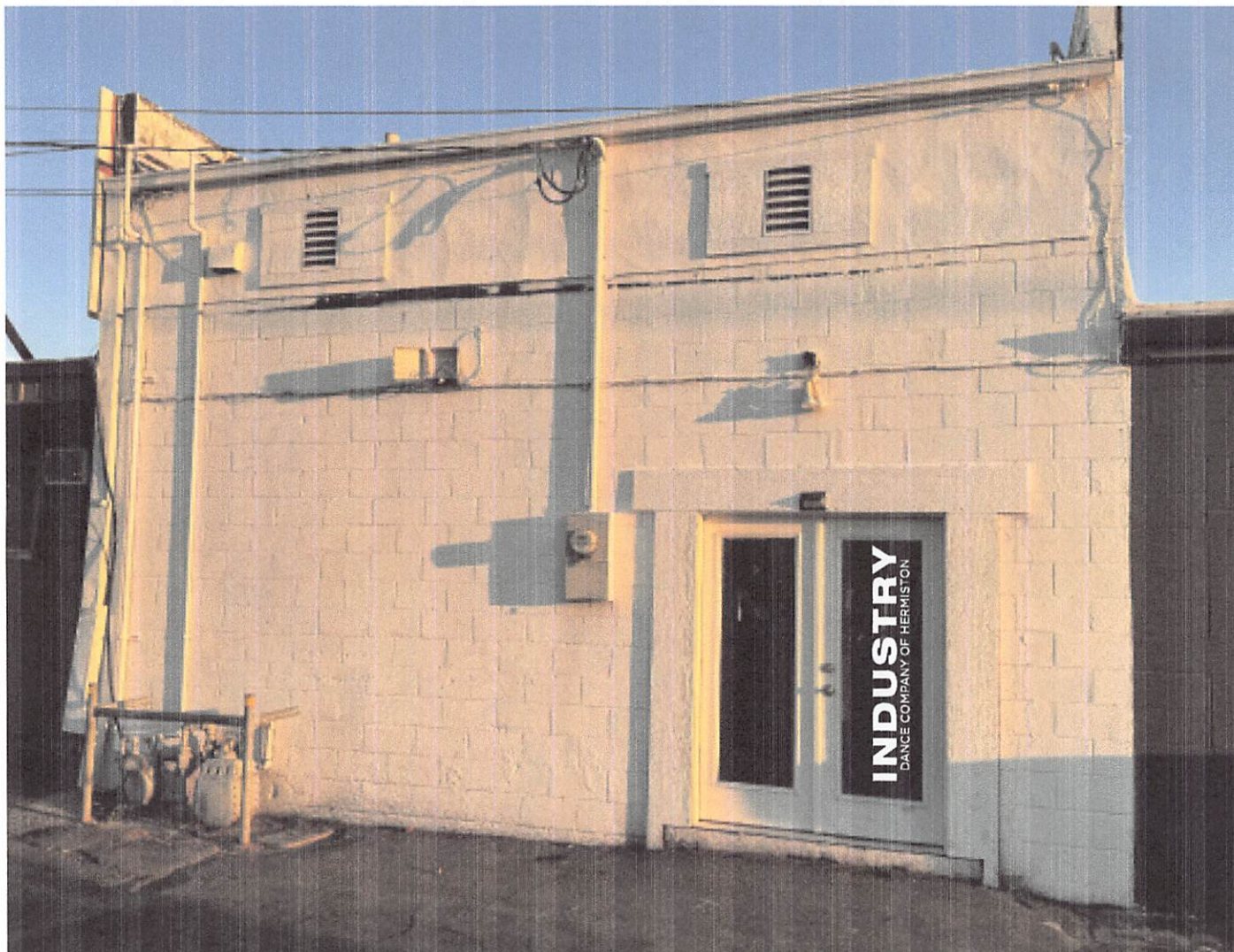
The community has shown overwhelming support for Industry Dance Company and our mission. We are actively engaged in Main Street events and will continue to participate in efforts to rejuvenate the downtown area. With this grant, we can accelerate our vision of creating a space where arts, business, and community come together to enhance Hermiston's downtown vitality.

Drawing 3  
Industry Dance Company of Hermiston - Store Front



Here is how the dimensional text and vinyl decals will look installed on the store front.



**Drawing 5****Industry Dance Company of Hermiston - Alley Entrance**

Here is how the vinyl decal will look installed on the back Door.



**Drawing 4**  
 Industry Dance Company of Hermiston - Front/Back Door Graphics

**Quantity**

- (1) Horiz. Door Graphic(Front)
- (1) Vert. Door Graphic(Back)

**Vinyl Decal**

**Material**

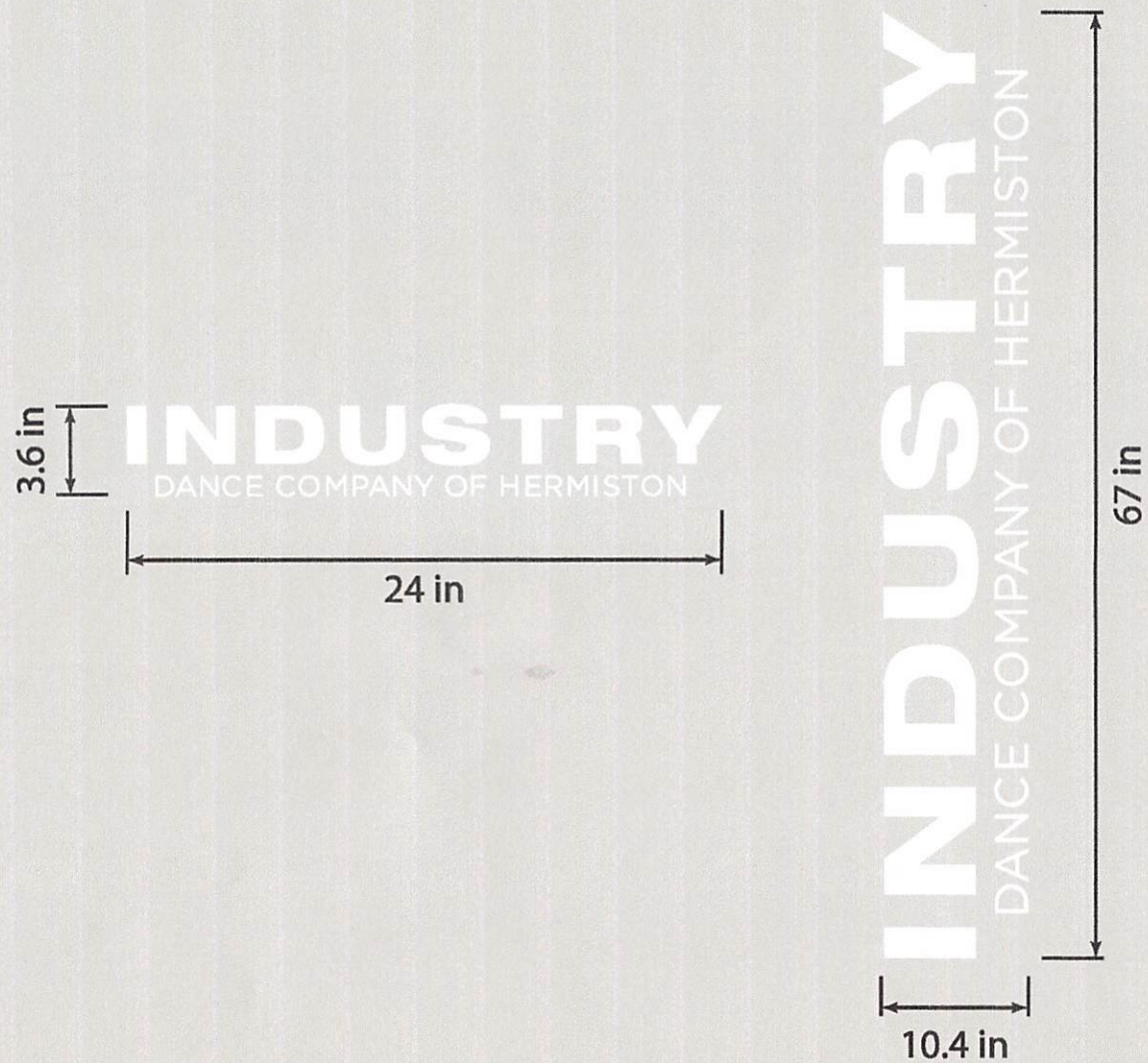
Vinyl Decal  
 Color: White

**Dimensions**

24" (W) x 3.6" (H)  
 10.4" (W) x 67" (H)

**Attachment**

Applied to Glass on Doors





**Drawing 1**  
 Industry Dance Company of Hermiston - Dimensional Text

**Quantity**

(1) Industry  
 Dance Company of Hermiston

**Dimensional Text**

**Material**

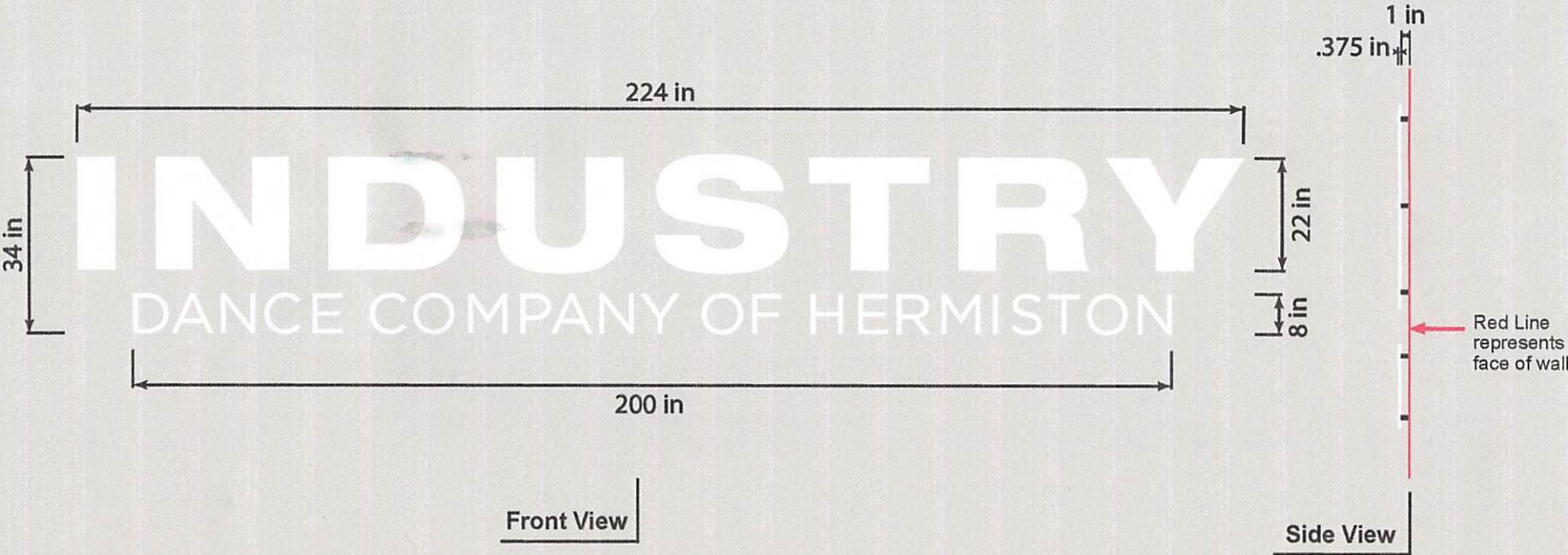
.375" thick Flat-cut Aluminum  
 Baked Enamel Paint  
 Color: White

**Text**

Helvetica Heavy Extended  
 22" letter height  
 Gotham Book  
 8" letter height

**Attachment**

1" Stand-off  
 Concealed Stud





Drawing 2  
Industry Dance Company of Hermiston - Window Graphic

Quantity

- (1) JAZZ • HIP-HOP
- (1) BALLET • ACRO
- (1) CONTEMPORARY • TAP
- (1) STRENGTH & CONDITIONING

Vinyl Decal

Material

Vinyl Decal  
Printed

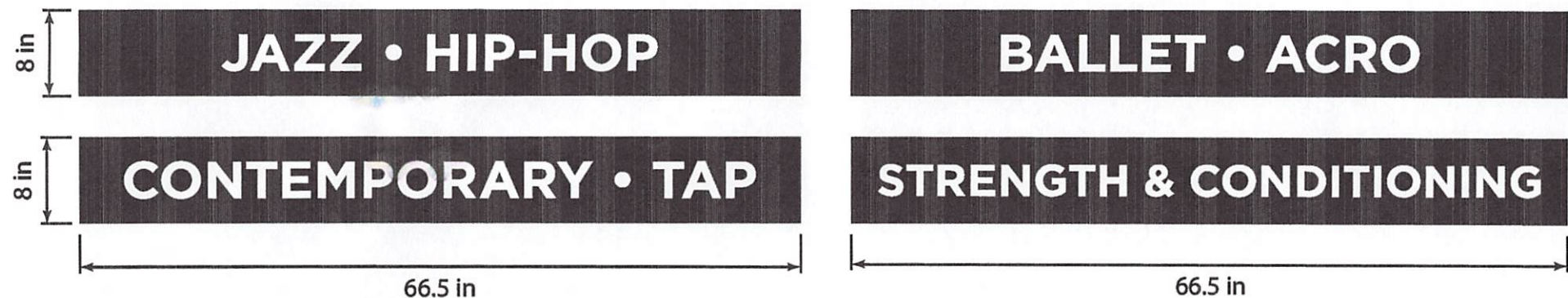
Dimensions

3' (W) x 4' (H)

Attachment

Applied to Front left window  
Storefront

PLEASE VERIFY IF THE WIDTH OF STORE FRONT GLASS IS 66.5" WIDE.





1280 SW Tutuilla RD  
Pendleton, OR 97801  
www.creativesignshop.com  
OR #236090, ID RCE #64052  
WA REG #CREATS\*864QP



# Invoice

Date 11/6/2024  
Invoice # **58700**

**541.278.2345**

## Bill To

Venessa Stackhouse  
550 Diane CT  
Hermiston, OR 97838



## Ship To

P.O. #

Authorized by Beau Stackhouse

Job/Ref #

Terms

Due Date 11/6/2024

Item	Description	Qty	Price Ea.	Amount
Cut Vinyl	Door Vinyl – front door, back door	2	65.00	130.00T
Decals	Window Graphic – 66.5"w x 8"h	4	65.00	260.00T
Dimensional Lettering	DIMENSIONAL LETTERS	1	4,425.00	4,425.00T
	22" tall Letters – INDUSTRY			
	8" tall Letters – Dance Company of Hermiston			
Art Work	Setup	1	150.00	150.00T
Installation Perry	Install graphics and lettering	1	1,850.00	1,850.00T
	Sales Tax		0.00%	0.00

**"Your Full Service Sign & Apparel Shop!"**

**All Credit Card  
charges will incur a  
3.25% fee on receipt.**

*Thank you for your order.  
Now celebrating 14 years in business!*

Total \$6,815.00

Payments/Credits \$0.00

Balance Due **\$6,815.00**

PLEASE NOTE: As a small business, it is important that invoices are paid on time or at the time of pick up. Invoices not paid within 30 days may have a re-billing fee.



1	+
---	---

## BEHR PREMIUM PLUS

5 gal. Ultra Pure V  
Satin Enamel Ext  
Paint & Primer

Brand Name: **BEI  
PREMIUM PLUS**

Container Size: **5  
Gallon**

Paint Type: **Exter  
Paint**

Sheen: **Satin**

**\$210.00**



—	1	+
---	---	---

5 gal. #PPG1001-7  
 Black Magic Flat  
 Exterior Latex Paint

Brand Name: **Glidden**  
**Premium**

Container Size: **5**  
**Gallon**

Paint Type: **Exterior**  
**Paint**

Sheen: **Flat/Matte**

\$ 165.00

## Re: Industry Dance Co Plans

Good afternoon.

These are approved as submitted and permitted. 😊 Please proceed and let us know if you have any questions.

Excited to ~~see it when you're~~ all done!

*Karen Johnson-Carlile*  
*Property Manager & Broker*

[www.eaglecrestpm.com](http://www.eaglecrestpm.com)

509-529-6810

Leave us a review [HERE!](#)

**10 S. 4th Ave., Walla Walla, WA 99362**

Serving in partnership with John L Scott Walla Walla, WA | TriCities,  
WA | Milton-Freewater, OR | Hermiston, OR



Good afternoon.

As property management over this property with authority over its subsequent updates inside and outside, we approve this application on behalf of the ownership.

*Karen Johnson-Carlile*

*Property Manager & Broker*

[www.eaglecrestpm.com](http://www.eaglecrestpm.com)

509-529-6810

Leave us a review [HERE!](#)

**10 S. 4th Ave., Walla Walla, WA 99362**

Serving in partnership with John L Scott Walla Walla, WA | TriCities, WA | Milton-Freewater, OR | Hermiston, OR



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---

**From:** Heather LaBeau <[hlabeau@hermiston.gov](mailto:hlabeau@hermiston.gov)>

**Sent:** Monday, December 2, 2024 12:17 PM

**To:** Karen Johnson-Carlile <[karen@eaglecrestpm.com](mailto:karen@eaglecrestpm.com)>

**Cc:** [info@danceatindustry.com](mailto:info@danceatindustry.com) <[info@danceatindustry.com](mailto:info@danceatindustry.com)>

**Subject:** Hermiston Urban Renewal facade grant