



PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

Where Life is Sweet

April 15, 2026 at 7:00 PM

AGENDA

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

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the March 11, 2026, regular planning commission meeting

3. HEARINGS

A. Major Variance- CJ Evans Family Investments LLC 4N2824BB Tax Lot 800 - 16 SE
Campbell Drive

4. NEW BUSINESS

A. Subdivision- Henry K's Phase 4 Hermiston Home Works Inc 4N2813 Tax Lot 210 1200
SE Columbia Dr

5. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

6. 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
March 11, 2026

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

Minutes

Commissioner Saylor moved, and Commissioner Guerrero seconded to approve the minutes of the February 11, 2026, regular meeting. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

Restoration of a Nonconforming Use 4N2810DA Tax Lot 10900 Larkin 205 SW 3rd St

Chairman Fialka asked if any commissioners had a conflict of interest or ex-parte contact. Commissioner Caplinger stated someone had asked a question regarding the item being on the agenda. Chairman Fialka opened the hearing at 7:01PM and read the hearing guidelines.

Planning Director Spencer presented the staff report. The applicant is requesting residential occupancy be allowed in a structure that has been converted to commercial use on commercially zoned property. The request is considered a restoration of a non-conforming use. The neighborhood is mixed use, and no significant changes have been made to the exterior of the structure.

Commissioners discussed the process for future commercial use (site plan review), confirmed no façade grants had been awarded to the property, and assessed value changes. It was suggested to revise the language in the criteria for approval. Specifically, revisions to clarify approval criteria relating to residential building code standards, and nature and character of use standards.

Testimony

Diane Larkin 205 SW 3rd St- Ms. Larkin has owned the property for 22 years and has moved her business (a hair salon) to a different location. The eleven months she has had the house for sale; she has not received any viable offers. Several potential purchasers have asked if it could be used as a residence. The structure still looks like a house and a residence would create less traffic than a business in an area that has seen an overall increase in traffic the last several years.

Yolanda Flores 210 SW 3rd St- Ms. Flores recently purchased the property across the street from the applicant. The seller stated it was a home that was commercially licensed. When transferring utilities into her name Ms. Flores was informed she would be charged commercial rates. While inquiring about operating a business in a garage on the property she learned that the commercially zoned property could only be used as residence after a restoration of a non-conforming use hearing and approval from the planning commission as the property had been occupied by various commercial uses for multiple years prior to her purchase. Ms. Flores supports the applicant's request.

Tyler Brandt 469 SW Cottonwood Dr- As a client of the applicant, Mr. Brandt is quite familiar with the property. He sees the house as a perfect solution for housing affordability. There is a residential feel to the neighborhood, and he states residential use is a good use of the property.

Chairman Fialka closed the hearing at 7:21PM.

After some discussion, Chairman Caplinger moved and Chairman Doherty seconded to adopt the Findings of Fact as written. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and



PLANNING COMMISSION

Regular Meeting Minutes
March 11, 2026

Doherty in favor. Commissioner Caplinger moved and Commissioner Doherty seconded to approve the restoration of a non-conforming use allowing residential occupancy at 205 SW 3rd St, pursuant to any improvements required by Oregon State Building Codes for residential dwellings. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

Final Plat Upland Meadows Phases 3 & 4 4N2802A Tax Lot 500 – 811 E Theater Lane

Planning Director Spencer presented the staff report. This phase proposes 40 Medium-High Density Residential lots. Several of the conditions of approval are on-going, may not apply to this phase, or will met.

Testimony

Larry Pankey AKS Engineering & Forestry 2245 Robertson Dr Richland WA- Mr. Pankey thanked city staff for introducing the findings and agrees with the assessment. This phase continues the pattern of development of the previous phases.

Commissioner Saylor moved and Commissioner Serrano seconded to approve the final subject to the January 10, 2024, conditions of approval. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

Final Plat Henry K's Phase 2 4N2813BC Tax Lot 3000- 1125 SE 10th St

Planning Director Spencer presented the staff report. Phase 2 received preliminary approval of 47 lots. The final plat has reduced the number of lots in this phase to 29. The applicant proposes to provide a letter of credit for public improvements that have not been completed.

Commissioners discussed the city's plan for acquisition of several lots for park purposes.

Testimony

Tyler Brandt 496 SW Cottonwood Dr- Mr. Brandt thanked the commissioners for their time and stated he was available to answer any questions. The preliminary plat for Phase 4 will be before the commissioners in the near future.

Commissioner Saylor moved and Commissioner Guerrero seconded to approve the final plat subject to the May 14, 2025, conditions of approval. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

Planner comments and unscheduled communication

Planning Director Spencer thanked the commissioners who attended the joint work session on Monday with the city council to review the Transportation System Plan updates.

Updates were also provided on the proposed changes to the mobile food vendor ordinance.

Due to a scheduling conflict, the April planning commission meeting has been moved to April 15.

Adjournment

Chairman Fialka adjourned the meeting at 8:04PM.

PRELIMINARY FOR REVIEW ONLY

PRELIMINARY FOR REVIEW ONLY



SCALE 1"=250'

BASIS OF BEARING
BEARING BASE -- W. LINE SECTION 13 BETWEEN
NW COR AND WEST 1/4 CORNER.

UMATILLA COUNTY
HENRY K'S ADDITION PHASE 2

A REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE I,
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 31, 32, AND 33 OF HENRY K'S
ADDITION PHASE I, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH,
RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY,
OREGON. I CORRECT THE LINWORK FOR LOT 30 OF PHASE I, NOW DEDICATED TO THE CITY,
TO THE CENTERLINE OF THE "A" CANAL AS DESCRIBED IN THE DEEDS.
LOTS 32 AND 33 OF PHASE I ARE JUST RENUMBERED, AND NO CONFIGURATION CHANGES MADE.
I HELD MONUMENTS FROM HENRY K'S ADDITION PHASE I, 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
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 31, 32,
AND 33 OF HENRY K'S ADDITION PHASE I, 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
ROBERT D. ENGLISH, ORPLS 43406LS

SHEET INDEX

PAGE 1	OVERALL REPLAT
PAGE 2	DETAIL LOTS 30-60
PAGE 3	SIGNATURES

LEGEND

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED
ORPLS43406LS/WAPLS44338
- ⊙ FOUND BRASS CAP AS NOTED.
- ⊙ FOUND PHASE I 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'SANITARY SEWER EASEMENT,
AS NOTED
- EXISTING 10' PUE EASEMENT

PRELIMINARY FOR REVIEW ONLY

PRELIMINARY FOR REVIEW ONLY

LINE TABLE

LINE #	LENGTH	BEARING
L24	73.96'	S89°43'56"W
L25	242.92'	N49°00'12"E
L26	380.89'	N50°49'32"E
L27	289.61'	N48°57'16"E
L28	341.72'	N48°11'47"E
L29	130.00'	N67°28'55"E
L30	181.76'	N67°28'55"E
L31	284.97'	N67°16'06"E
L32	189.86'	N49°58'15"E
L33	66.46'	N49°58'15"E
L34	65.16'	N47°53'15"E
L35	55.50'	N47°53'15"E
L36	47.58'	N47°53'15"E
L37	33.76'	N89°06'50"E
L38	37.72'	S0°53'10"E
L39	28.03'	S50°45'56"W
L40	72.93'	S42°59'16"W
L41	238.55'	S37°09'04"W
L42	42.81'	S45°39'11"W
L43	31.74'	S62°33'47"W
L44	358.03'	S72°29'45"W
L45	167.22'	S73°07'32"W
L46	94.01'	S65°49'32"W
L47	123.36'	S55°32'12"W
L48	68.84'	S48°16'31"W
L49	584.00'	S44°58'08"W
L50	83.56'	S49°21'08"W

L51	76.38'	S59°12'49"W
L52	66.19'	S66°34'09"W
L53	19.55'	S62°45'32"W
L54	37.84'	S52°16'11"W
L55	164.16'	S48°20'20"W

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	LONG CH BRG	LONG CH
C33	474.49'	38900.91'	0°41'56"	N45°38'15"E	474.48'
C34	395.33'	5912.12'	3°49'53"	N48°07'06"E	395.26'
C35	24.37'	39100.91'	0°02'09"	S45°58'11"W	24.37'
C36	191.41'	6112.12'	1°47'40"	S47°05'47"W	191.40'
C37	217.71'	6112.12'	2°02'27"	S49°00'50"W	217.69'
C38	408.11'	5834.23'	4°00'28"	S52°03'21"W	408.02'
C39	401.23'	17232.59'	1°20'03"	S55°09'02"W	401.23'
C40	393.35'	5634.23'	4°04'00"	N52°03'08"E	393.27'
C41	396.16'	17032.59'	1°19'58"	N55°09'09"E	396.15'
C42	116.98'	2432.63'	2°45'19"	S42°23'36"W	116.97'
C43	152.99'	813.69'	10°46'21"	S47°17'43"W	152.76'
C44	166.39'	1882.66'	5°03'50"	S49°56'52"W	166.34'
C45	75.33'	300.48'	14°21'48"	S33°24'22"W	75.13'
C46	141.50'	1223.56'	6°37'34"	S33°22'16"W	141.23'
C47	147.60'	339.30'	24°55'29"	S45°48'37"W	146.41'
C48	149.29'	4966.63'	1°43'20"	S52°08'03"W	149.29'
C49	223.27'	956.36'	13°22'35"	S58°18'35"W	222.77'
C50	119.57'	342.77'	19°59'11"	S55°27'44"W	118.96'
C51	130.69'	636.11'	11°46'17"	S52°26'07"W	130.46'
C52	41.35'	922.10'	2°34'09"	S58°58'14"W	41.34'
C53	126.49'	3571.70'	2°01'45"	S59°58'35"W	126.48'
C54	137.13'	739.62'	10°37'23"	S52°31'08"W	136.93'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. ENGLISH

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/27

DATE: 01/10/26	DWN.BY: RDE	REPLAT FOR: HERMISTON HOME WORKS 469 SW COTTONWOOD DR. HERMISTON, OREGON 97838
SCALE: 1"=250'	CHK. BY: RDE	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
JOB NO. 2025-068	REV.DATE: 03/04/26	
DWG NO. HENRYKSPHASE2.DWG		

FND 2.5" BC
IN CONCRETE
BY EDWARDS
SEE CS 89-H-8-B

PRELIMINARY FOR REVIEW ONLY

UMATILLA COUNTY HENRY K'S ADDITION PHASE 2

A REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE I, LOCATED IN THE NORTHWEST HALF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

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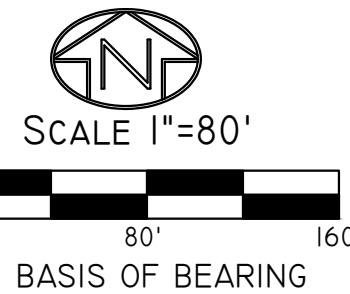
I HOLD MONUMENTS FROM HENRY K'S ADDITION PHASE I, AND THE CENTERLINE OF SE 10TH STREET AS BASIS OF BEARING.
THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.
I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH
ROBERT D. ENGLISH, ORPLS43406LS

PRELIMINARY FOR REVIEW ONLY

CURVE#	LENGTH	RADIUS	DELTA	LONG CH BRG	LONG CH
C55	4.55'	147.00'	1°46'25"	N0°51'44"W	4.55'
C56	19.30'	153.00'	7°13'36"	S2°43'38"E	19.29'
C57	60.00'	153.00'	22°28'08"	S17°34'31"W	59.62'
C58	70.00'	153.00'	26°12'50"	S41°54'59"W	69.39'
C59	134.11'	125.00'	61°28'21"	N29°50'01"E	127.77'
C60	104.07'	97.00'	61°28'21"	N29°50'58"E	99.15'
C61	14.86'	153.00'	5°33'47"	S57°48'18"W	14.85'
C62	27.15'	528.00'	2°56'46"	S62°03'34"W	27.15'
C63	35.46'	528.00'	3°50'51"	S65°27'22"W	35.45'
C64	23.78'	500.00'	2°43'31"	N61°56'57"E	23.78'
C65	35.50'	500.00'	4°04'06"	N65°20'45"E	35.49'
C66	31.42'	20.00'	90°00'00"	S74°24'49"W	28.28'
C67	33.79'	20.00'	96°47'37"	N18°58'49"W	29.91'
C68	20.61'	14.00'	84°20'31"	S12°45'27"W	18.80'
C69	77.44'	57.00'	77°50'20"	S16°00'32"W	71.62'
C70	36.01'	57.00'	36°11'40"	S41°00'27"E	35.41'
C71	25.38'	57.00'	25°30'40"	S71°51'37"E	25.17'
C72	25.00'	57.00'	25°07'47"	N82°49'09"E	24.80'
C73	38.50'	57.00'	38°41'59"	N50°54'16"E	37.77'
C74	31.00'	57.00'	31°09'39"	N15°58'27"E	30.62'
C75	29.65'	57.00'	29°48'26"	N14°30'36"W	29.32'
C76	191.60'	6112.12'	1°47'47"	S47°05'44"W	191.59'
C77	24.19'	39100.91'	0°02'08"	S45°58'05"W	24.19'

LINE #	LENGTH	DIRECTION
L66	43.43	N35° 54' 29"W
L67	51.39	N08° 38' 09"W
L68	70.07	S06° 12' 31"E
L69	10.00	S00° 53' 10"E
L74	59.52	N00° 53' 10"W
L75	32.40	N37° 25' 59"E



SURVEYOR'S NOTE: AS SPECIFIED BY THE CITY OF HERMISTON LOT 46 SHALL NOT ACCESS SE ALEXANDER COURT AND LOT 57 SHALL NOT ACCESS SE COLUMBIA DRIVE.

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND BRASS CAP AS NOTED.
- ⊙ FOUND PHASE I 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 31, 32, AND 33 OF HENRY K'S ADDITION PHASE I, 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
ROBERT D. ENGLISH, ORPLS 43406LS

PAGE 2 OF 3

PRELIMINARY FOR REVIEW ONLY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. ENGLISH

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/27

DATE:
12/15/25

DWN. BY:
RDE

SCALE:
1"=80'

CHK. BY:
RDE

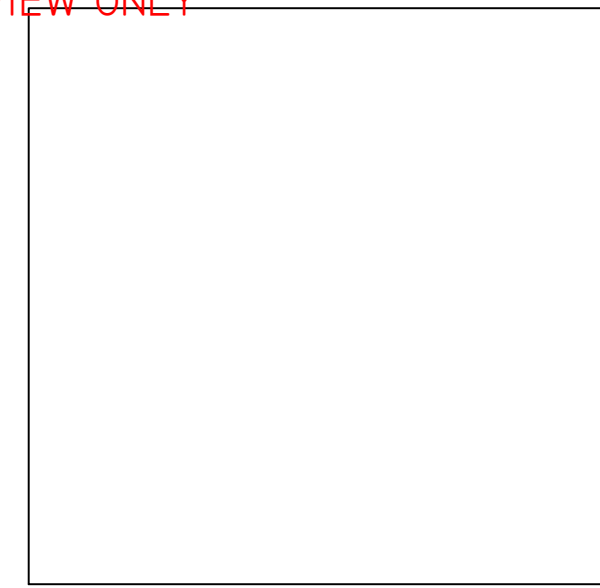
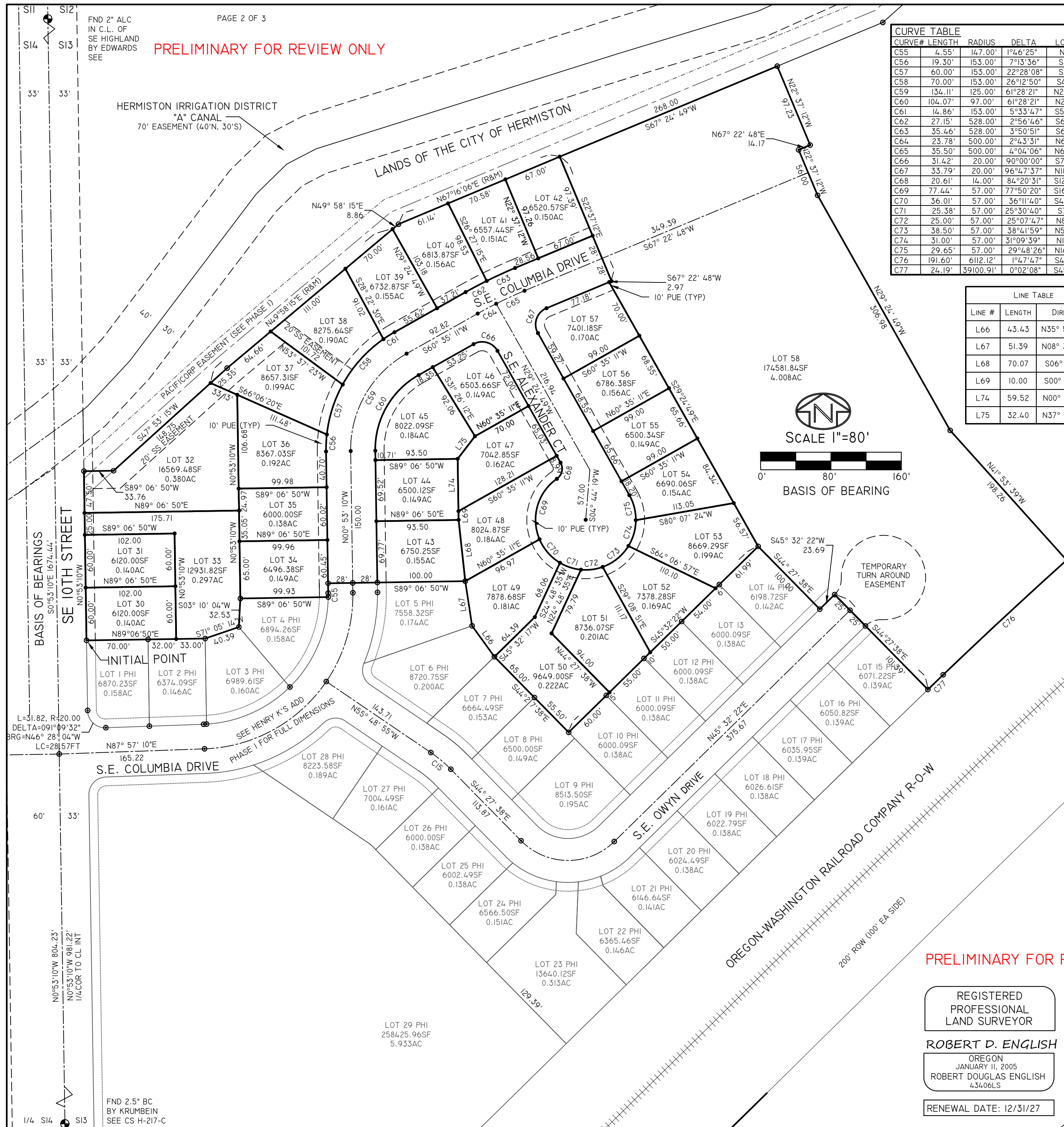
JOB NO.
2025-068

REV. DATE:
03/04/26

DWG NO.
HENRYKSPHASE2.DWG

REPLAT FOR:
HERMISTON HOME WORKS
469 SW COTTONWOOD DR.
HERMISTON, OREGON 97838

SURVEY ONE, LLC
45262 LLOYD RD.
PENDLETON OR, 97801
CELL: 541-969-6564



UMATILLA COUNTY RECORDS

FND 2° ALC
IN C.L. OF
SE HIGHLAND
BY EDWARDS
SEE

HERMISTON IRRIGATION DISTRICT
"A" CANAL
70' EASEMENT (40'N, 30'S)

INITIAL POINT

SEE HENRY K'S ADD
PHASE I FOR FULL DIMENSIONS

TEMPORARY
TURN AROUND
EASEMENT

FND 2.5° BC
BY KRUMBEIN
SEE CS H-217-C

HENRY K'S ADDITION PHASE 2

A REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, 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

PRELIMINARY FOR REVIEW ONLY

OWNER'S DECLARATION:

I, TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., OWNER, OF THE LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, 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.

TYLER JAMES BRANDT, PRESIDENT

OWNER'S DEDICATION:

HERMISTON HOME WORKS, INC., AN OREGON CORPORATION, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "HENRY K'S ADDITION PHASE 2", 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 TAXATION DEPT.

TAXES ARE PAID IN FULL.

THIS _____ DAY OF _____, 2026.

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 COMMISSION 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

SURVEYOR'S NOTE: AS SPECIFIED BY THE CITY OF HERMISTON LOT 46 SHALL NOT ACCESS SE ALEXANDER COURT AND LOT 57 SHALL NOT ACCESS SE COLUMBIA DRIVE.

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 2, 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 OF LOT 30 SET DURING THE COURSE OF THIS SURVEY.

PLAT BOUNDARY DESCRIPTION: FROM UMATILLA COUNTY PLAT RECORDS. LOT 31 OF HENRY K'S ADDITION PHASE 1, 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:

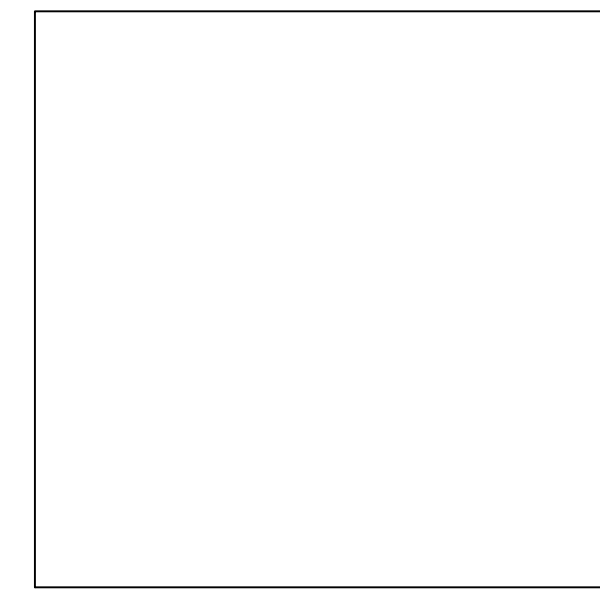
THIS SURVEY WAS PERFORMED AT THE REQUEST OF TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., TO PERFORM A REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. I HELD MONUMENTS FROM HENRY K'S ADDITION PHASE 1, 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 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, 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: 12/15/25	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: 03/04/26	SURVEY ONE,LLC P.O. BOX 382 45262 LLOYD RD. PENDLETON OR, 97801 PH:541-276-2055 CELL:541-969-6564
DWG NO. HENRYKSPHASE2.DWG		



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of April 15, 2026

Title/Subject

Major Variance- CJ Evans Family Investments LLC 4N2824BB Tax Lot 800 - 16 SE Campbell Drive

Summary and Background

The city is processing a site plan application for a new industrial warehouse in the South Hermiston Industrial Park on property located at 16 SE Campbell Drive. The proposed development is a new warehouse supplementing the existing A-1 Industrial development at 9 SE Campbell Drive and 2309 SE 10th Street. The subject property is zoned C-2/M-1 and allows for light industrial uses. The proposed warehouse is considered a light industrial use and is permissible in the M-1 zoning (157.055(A)(23)). The property is described as 4N 28 24BB Tax Lot 800.

The proposed warehouse sits on a 2.83 acre parcel located between SE Campbell Drive and SE 10th Street, approximately 1,100 feet north of E Penney Ave. The applicant proposes a 63,911 square foot warehouse, encompassing 51% of the parcel. The applicant requests a variance from the minimum parking standard for warehouse uses. §157.176 of the Hermiston Code of Ordinances establishes that warehouses shall provide parking at a ratio of one parking space per 1,000 square feet of gross floor area. Therefore, a 63,911 square foot warehouse requires 64 parking spaces. The applicant requests that the building be approved with 35 parking spaces and a parking ratio of one space per 1,879 square feet of gross floor area. In the application materials, the applicant states that five employees are expected to staff this workspace.

Since 2020, the planning commission has approved three variances for industrial parking requirements. In all three cases the applicants in those applications provided evidence that the city's parking ratio is much higher than the employee counts in modern industrial operations. As an example, the Walmart distribution center is a 1,200,000 square foot building and is built with 650 parking spaces. This is a similar ratio of one space per 1,846 square feet.

As noted in previous industrial parking variances, it is the staff opinion that the one space per 1,000 square feet industrial standard is not well-suited to the range of industrial users in the modern economy. Automation, just-in-time inventory management, and other modern practices do not require the same employee load that was customary at the time Hermiston's parking standards were adopted. In the case under consideration before the planning commission, it is unlikely that a 64,000 square foot warehouse handling pipe fittings would ever have 64

employees on duty on a single-shift. Additionally, warehouses are not retail operations and are not open to the general public requiring large amounts of customer parking.

Under the provisions of §157.178(A)(2) parking requirements are use specific. Approval of a variance for this structure as warehousing is not a parking variance which runs with the land and subsequent redevelopment or change in occupancy requires compliance with the parking standards for the new use. Section (A)(2) states in part, “...Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and in violation of this subchapter to begin or maintain the altered use until the required increase in off-street parking or loading is provided.”

Per §157.225(A) of the Hermiston Code of Ordinances, the planning commission may grant variances where it can be shown that, owing to special and unusual circumstances, literal interpretation of the zoning code would cause an undue or unnecessary hardship.

Public notice was provided to all property owners within 300 feet by direct mail on April 1, 2026. A sign was physically posted on the property on April 1, 2026. A notice of hearing was also published in the East Oregonian on April 1, 2026. Any comments received as a result of the public notice are incorporated into the record.

Tie-In to Council Goals

N/A

Fiscal Information

The valuation of the structure has not yet been determined.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the requested variance for 35 spaces
- Approve the variance but specify a different number of parking spaces
- Deny the variance request and require 64 spaces

Recommended Action/Motion

Staff recommends that the variance be approved as requested.

Submitted By:

C.F. Spencer, Planning Director

EXHIBIT A**Findings of Fact for O'Brien Construction Major Variance****April 15, 2026****16 SE Campbell Drive**

Exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography or other circumstances over which the applicant has no control.

1. The applicant proposes to construct a 64,000 square foot warehouse, covering 51% of the development site.
2. The required parking per §157.176 is 64 spaces for a 64,000 square foot warehouse. Thirty-five spaces are proposed.
3. Evidence in the record states that the building will be staffed by a maximum of five employees and will not be open to the public.
4. The warehouse operates in conjunction with other existing A-1 Industrial facilities located at 5 and 9 SE Campbell Drive and 2309 SE 10th Street. The proposed warehouse is not a standalone facility, but part of a larger industrial operation in the immediate neighborhood.
5. The required parking ratio is higher than needed to service the employee count proposed for the site.
6. Strict application of the parking standard will result in excessive unused parking area or result in an unnecessary reduction in the building size of the warehouse proposed for construction.

The variance is necessary for the preservation of a property right of the applicant that is substantially the same as is possessed by owners of other property in the same zone or vicinity.

7. Approval of the variance allows for maximization of building area for the proposed industrial use. Development of a warehouse with the required parking ratio of one space per 1,000 square feet will result in a smaller footprint and an increase in paved surface area requiring additional stormwater facilities, but no increase in employee count.
8. Approval of the variance allows the development of the property as a warehouse in a light industrial zone, an outright permitted use per §157.055(A)(23).
9. In recognition of changing standards for industrial employment practices and business needs, the city considers actual industrial employment numbers and will consider variances from standards where justified by operational needs for industrial employers.

10. Requiring review of each variance request through a public hearing and public notice process insures the right of adjoining property owners to participate in the deliberation process, protecting the rights of neighboring property owners.

The authorization of the variance shall not be materially detrimental to the purposes of the zoning ordinance, be injurious to property in the zone or vicinity in which the property is located, or be otherwise detrimental to the objectives of any development pattern or policy.

11. The variance request lowers the parking threshold for a building operating as part of a larger industrial operation and used only for storage and minimal staffing. All other zoning requirements are satisfied within the development plan.
12. The building is proposed for storage. Approval of a parking variance is contingent upon the use of the building for storage purposes. In accordance with §157.178(A)(2) of the Hermiston Code of Ordinances, in the event of a change in occupancy for this building in the future, compliance with parking standards in effect at the time the occupancy change occurs.
13. All parking and delivery movements will occur on-site. Impacts or injury to neighboring properties is unlikely.

It is impossible to maintain the zoning ordinance requirements and at the same time build, erect or use the structure.

14. The use of the building as proposed is an S-1 occupancy, classified as storage. Storage facilities do not require the same manpower as other industrial uses, such as fabrication.
15. The developer is proposing this storage building as part of a larger, existing industrial operation. Providing parking at the required ratio will require a reduction in building size of approximately 12,000 square feet.
16. Additional parking and a smaller building size will result in more unused parking as the proposed structure is minimally staffed.

The variance requested is the minimum variance from the provisions and standards of the zoning ordinance which will alleviate the hardship.

17. The owner is requesting to eliminate 29 parking stalls of the required 64 stalls, while providing 35 new parking stalls.

EXHIBIT A

Conditions of Approval for O'Brien Construction Major Variance

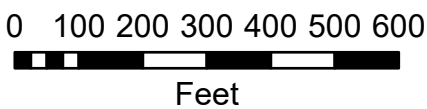
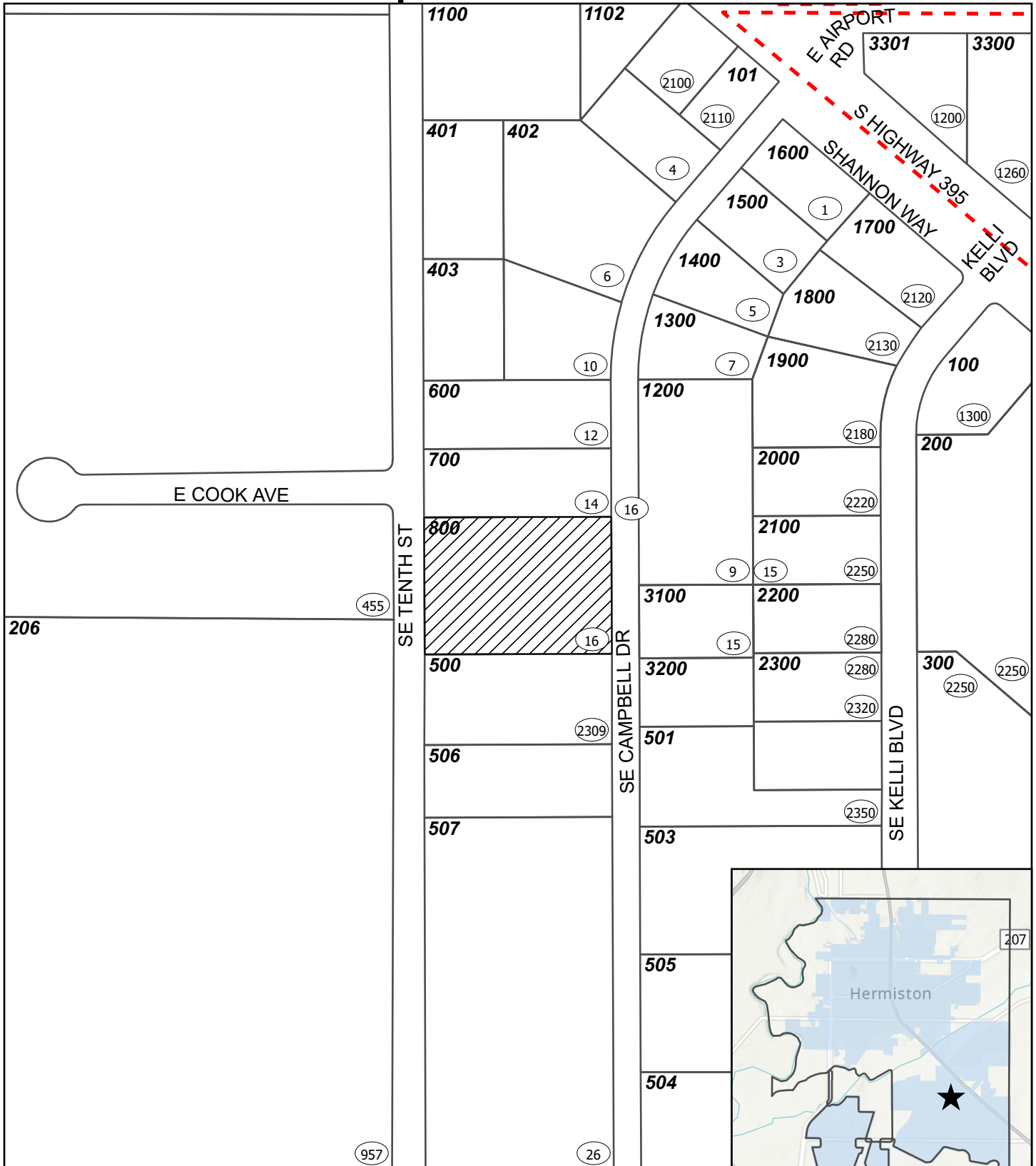
April 15, 2026

16 SE Campbell Drive

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

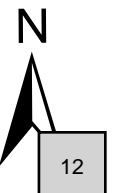
1. The parking variance is contingent upon use of the structure for storage and warehousing purposes. Any subsequent change in occupancy shall comply with the city's parking standards in place at the time of permitting.

Notice of Proposed Land Use Action



Legend

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



CITY OF HERMISTON APPLICATION FOR MAJOR VARIANCE

Pursuant to the provisions of §157.225 of the Hermiston Code of Ordinances, application is hereby made for a variance for the following described property:

Name of Applicant: William Nylund / O'Brien Construction Co. Inc. Phone: 509-572-8701

Mailing Address: 501 N Quay St. Suite C101 Kennewick, WA 99336

Name of Owner (If Different): Craig Evans / CJ Evans Family Investments LLC Phone: 541-564-7636

Mailing Address: 289 E McKinney Ave, Hermiston, OR 97838

Legal Description: Assessor's Map No: 4N2824BB Tax Lot No: 00800 Subdivision: CJ Evans Replat Lot 1

Please Attach a Metes and Bounds Legal Description

Street Address: 16 Campbell Dr. Hermiston, OR 97838

Current Zoning Designation: C-2/M-1

Variance Requested:

157.176

Per the code for off-street parking under Industrial use for storage warehouse it says "One Space per 1,000 SF". Based on the proposed building of ~65k sf, that means we would need 65 stalls. We are requesting a variance to reduce the required number of stalls to 35. 03/9/11

IMPORTANT!: Oregon's Land Use Planning Laws and §157.225 of the Hermiston Code of Ordinances require the findings of fact with regard to variance requests. 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 help you 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. Explain what exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, topography or other circumstances over which the applicant has no control. (Note: These exceptional circumstances should relate to the land rather than persons.) 03/9/11

The proposed structure is a non-storefront 65,000 SF industrial warehouse building for storage of products. No public parking is needed at this property. The building will be staffed by no more than 5 employees.

2. Why is the variance necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same zone or vicinity?

A variance is necessary to allow the property owner to increase the size of the building and not be required to put in parking stalls that will not be used.

Explain why the authorization of the variance would not be materially detrimental to the purposes of the zoning ordinance, be injurious to property in the zone or vicinity in which the property is located, or be otherwise

detrimental to the objectives of any development pattern or policy.

The request is to lower the parking threshold requirements for a building used only for storage and a small number of employees. The building and site will comply with all of the other zoning ordinances. The building use will be permitted as storage, if the use changes in the future, the code requires the building and site to be code compliant with the existiiing code at that time of the change. This request will not be detrimental to any of the neighboring properties, no impact at all.

4. Explain why it is impractical to maintain the zoning ordinance requirements and, at the same time, build, erect or use the structure.

The use of the building is proposed as storage (S-1,). Typically buildings classified as storage spaces require far less parking than a building used for example, fabrication. The owner has a facility across the street and needs more storage space, they would lose aproximatley 12,000 SF of space to parking that is not needed.

5. Explain why the variance requested is the minimum variance from the provisions and standards of the zoning ordinance which will alleviate the hardship.

The owner is requesting to eliminate 30 parking stalls of the 65 required and provide 35 parking stalls.

ADDITIONAL INFORMATION TO BE FURNISHED & 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 variance.
2. Two copies (one digital) of a site plan (11"x17") drawn to scale, showing the location of the property concerned with all proposed or existing building(s), and the location of all 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 authorized representative.

I am the ___ owner owner's authorized representative. **If authorized representative, please attach letter signed by owner.**

Signature of Applicant: [Signature] Date: 3/11/26

OUT-OF-POCKET EXPENSES FOR MAILING & PUBLICATION COSTS WILL BE BILLED LATER

NOTE: The Hermiston Planning Commission meets the second Wednesday of each 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 hearing date. If you have any questions about completing the application or the procedure, please feel free to contact the planning department at the Hermiston City Hall, 180 NE 2nd Street, Hermiston, Oregon 97838, or telephone (541)667-5025. The City's fax number is (541)567-5530.

Date Filed: 3-11-26 Received By: [Signature] Meeting Date: 4.15.26
 Fee: \$800.00 Date Paid: 3.11.26 Receipt No: 9-000000375

Letter of Authorization

3/9/2026

From:

Craig Evans

CJ Evans Family Investments LLC

289 E McKinney Ave

Hermiston, OR 97838

To:

City of Hermiston

Planning and Building Department

To Whom it may concern:

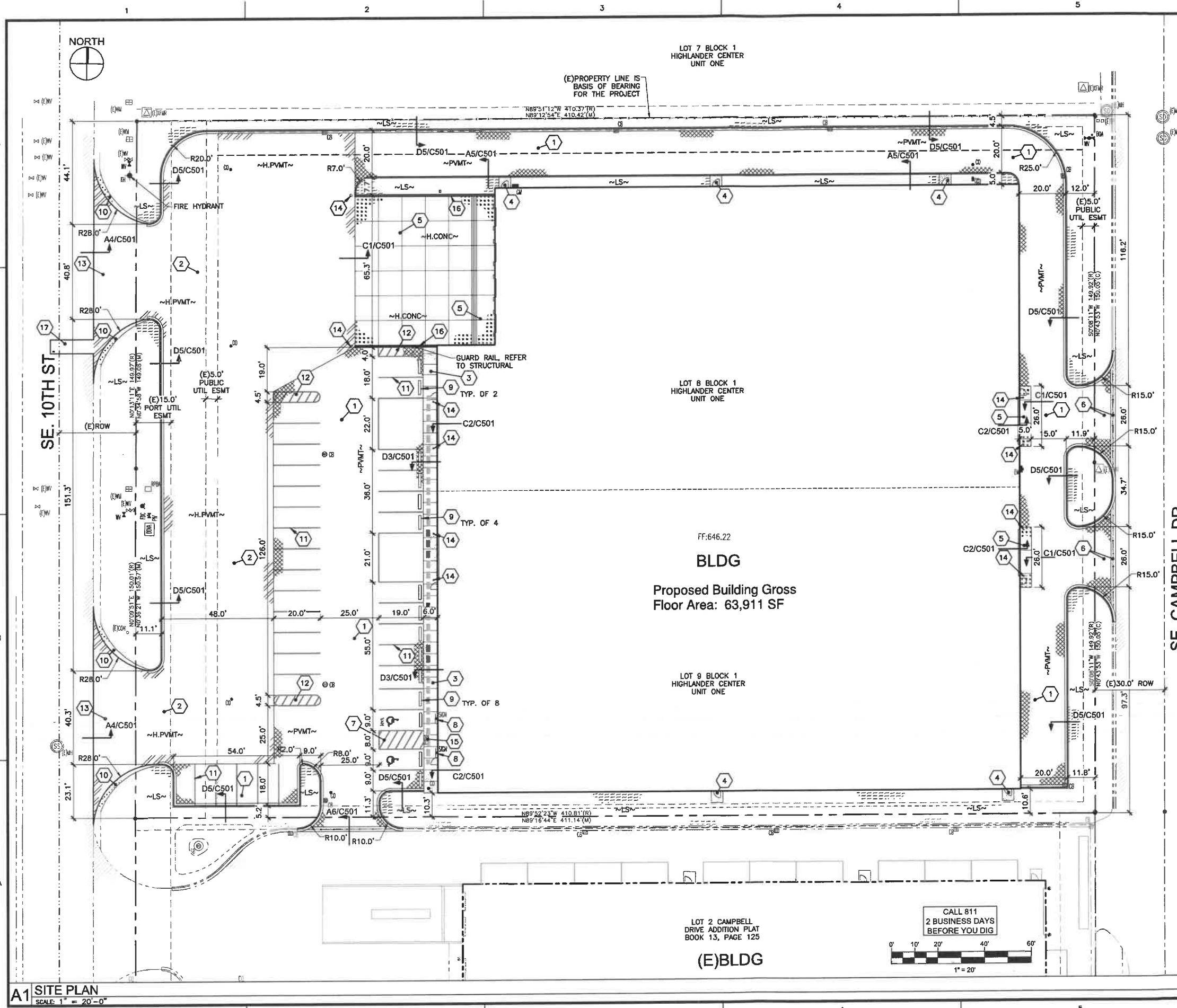
This letter is to authorize William Nylund with O'Brien Construction CO Inc to act as an owner's authorized representative on behalf of CJ Evans Family Investments LLC for the purpose of applying for and obtaining a building permit with the City of Hermiston for property located at 16 Campbell Dr. Hermiston, OR 97838.

Owner's Signature:



Date:

3-9-26



- KEY NOTES**
- STANDARD ASPHALT SECTION - 2.5" ASPHALT OVER 6" BASE COURSE
 - HEAVY ASPHALT SECTION - 3.5" ASPHALT OVER 10" BASE COURSE
 - STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK WITH 6x6W1.4xW1.4 WWF REINFORCING OVER 4" TOP COURSE. TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
 - 5.0'x5.0' STANDARD CONCRETE DOOR LANDING - 4" THICK CONCRETE SIDEWALK WITH 6x6W1.4xW1.4 WWF REINFORCING OVER 4" TOP COURSE. TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
 - HEAVY CONCRETE SECTION - 6" THICK CONCRETE WITH #4 AT 12" O.C. E.W. IN UPPER 1/3 OF SLAB OVER 6" TOP COURSE. TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
 - DRIVE APPROACH WITH 4" OF ACP OVER 3" OF 3/4" MINUS OVER 9" OF 1" MINUS. PER CITY STD DETAIL ST14/C502 AND VALLEY GUTTER, SEE DETAIL A6/C501, TIED INTO EXISTING ROAD
 - PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN. SEE OREGON STD DETAILS ON SHEET C502
 - ACCESSIBLE PARKING SIGN, SEE OREGON STD DETAILS ON SHEET C502
 - WHEEL STOP, SEE DETAIL C3/C501
 - 2.0' WIDEx6" DEEP GRAVEL SHOULDER TO TIE INTO EXISTING
 - PAINT 4" WHITE PARKING STRIPE, TYP
 - PAINT 4" WHITE STRIPE WITH 36" SPACING NO PARKING STRIPED AREA
 - DRIVE APPROACH WITH 4" OF ACP OVER 3" OF 3/4" MINUS OVER 9" OF 1" MINUS. PER CITY STD DETAIL ST02/C502, TIED INTO EXISTING ROAD
 - PROTECTION BOLLARD, SEE DETAIL D6/C501
 - EMBEDDED ADA DETECTABLE WARNING STRIP
 - LOADING DOCK WALLS, REFER TO STRUCTURAL
 - SURFACE RESTORATION AT UTILITY INSTALLATION, PER CITY STD DETAIL S120

KE
KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

DESIGN: []
DATE: []
REVISIONS: []
No. []

REGISTERED PROFESSIONAL ENGINEER
PAUL T. KNUTZEN
OREGON
EXPIRATION DATE: 02/05/26

- LEGEND**
- ADA COMPLIANT PATH TO SIDEWALK
- NOTES**
- SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
 - CURB RETURN RADI ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
 - DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
 - PARKING:
33 STANDARD STALLS, 1 ACCESSIBLE STALLS, 1 ACCESSIBLE VAN STALLS, TOTAL 35 STALLS.
 - AREA:
111,488 SF IMPERVIOUS AREA, 11,695 SF PERVIOUS AREA (10%), 123,183 SF TOTAL PROPERTY AREA.

SITE PLAN
A-1 INDUSTRIAL
INDUSTRIAL BUILDING
10TH AVE. HERMISTON, OR

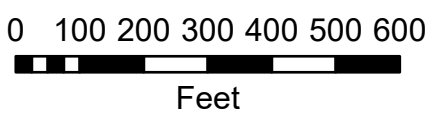
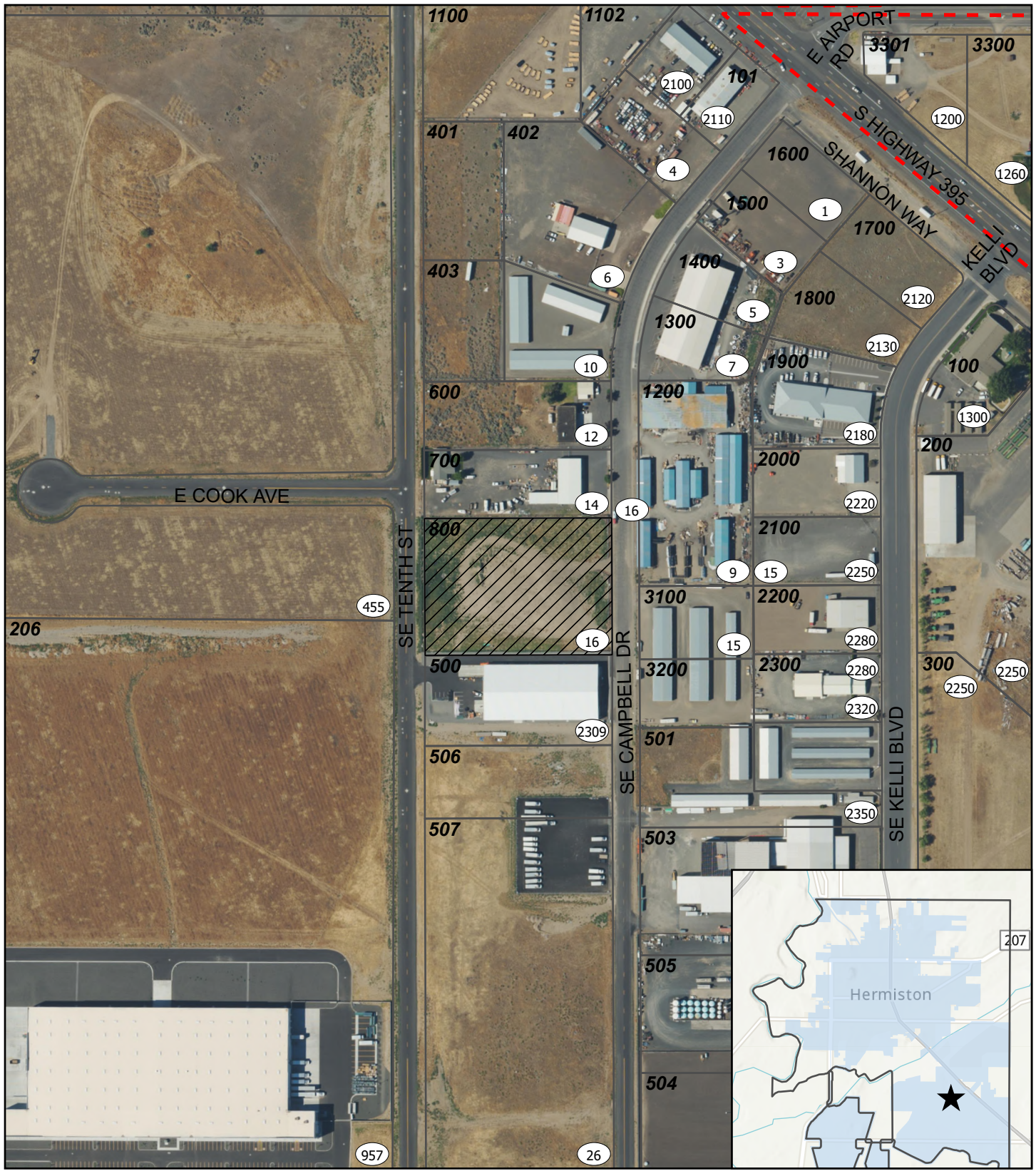
APPROVAL

DESIGN	SJT	02/05/26
CHECKED	PTK	02/05/26
APPROVED	PTK	02/05/26





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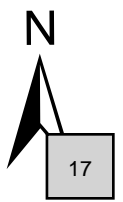
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Legend

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



HERMISTON IRRIGATION DISTRICT



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

April 6, 2026

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

Re: CJ Evans Family Investments, LLC - 4N2824BB 800

Director Spencer,

I have reviewed the request for a major variance and site plan review submitted by William Nylund, for the map and tax lot listed above. My research has shown that this property is not within the District boundary, has no water rights, Federal easements or facilities. HID has no objection to the variance or site plan.

Thank you for the opportunity to review and comment on this application.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of April 15, 2026

Title/Subject

Subdivision- Henry K's Phase 4 Hermiston Home Works Inc 4N2813 Tax Lot 210 1200 SE Columbia Dr

Summary and Background

Tyler Brandt has submitted a preliminary plat on behalf of Hermiston Home Works, Inc. for Phase 4 of the Henry K's subdivision (also known as Columbia Ridge). The proposed preliminary plat contains 35 residential lots and one 21.81 lot to be platted in future phases. The area proposed for platting is zoned Medium Density Residential (R-2). Phase 1 of the development was approved in 2024 and is located west of this phase adjacent to SE 10th Street. Phases 2 and 3 are located immediately west of this phase between Phase 1 and Phase 4. Future phases will be located east of this phase extending to E Highland Ave.

This portion of the development is in a single-family neighborhood. To the north lies the A Line Canal and rural residential homesteads in the Hermiston UGB. To the south lies the Union Pacific mainline, undeveloped commercial land, and the Hermiston municipal airport. To the west lies single-family housing in the Henry K's development and institutional commercial development. To the east lies rural residential land and agricultural uses.

Phase 4 contains 35 residential lots ranging in size from 6,500 to 10,000 square feet. As noted, Lot 112 is a 21.81 acre lot reserved for additional phases in the future. All lots are of sufficient size to accommodate one and two-family dwellings under the Hermiston development code. It is the applicant's intent to build single-family dwellings and phases 1 and 2 of the development are developing with single-family homes. None of the proposed R-2 lots are large enough to accommodate multi-family dwellings through the conditional use process.

SE Columbia Drive provides access for Phase 4 and intersects with SE 10th Street. With the completion of Phase 2, it will be necessary to provide a secondary point of ingress and egress for emergency vehicles. The SE 10th St access is adequate for resident access. However, fire access codes require a secondary point of access to be provided in the event the primary access is blocked in an emergency. After reviewing the site access, fire and emergency access rules require two points of access for development exceeding 31 residential lots. City and fire staff have reviewed the overall development plan. With the planned extension of SE Columbia Drive to W Highland Ave, UCFD1 recommends that the second point of access is planned for the

future and the existing access along the A Line Canal is sufficient in an emergency should the intersection of SE 10th Street and SE Columbia Drive be blocked.

The 2023 approval of the comprehensive plan map amendment and annexation for the property was subject to approval conditions by the city. Some approval conditions are applicable at this time, and some will be relevant to later development proposals. The approved conditions are as follows:

1. Annexation is contingent upon co-adoption of the comprehensive plan map amendment by Umatilla County under the provisions of the Hermiston Planning Area Joint Management Agreement, dated March 2, 2017. In the event that Umatilla County fails to co-adopt the map amendments, annexation shall fail, and a new comprehensive plan map amendment and annexation application shall be submitted.
2. Per the recommendations of the January 24, 2024, traffic impact analysis and the Oregon Department of Transportation, a trip cap of 657 peak hour trips is imposed upon the property. Residential trips shall be capped at 325 peak hour trips and the newly designated commercial area south of the railroad tracks shall be capped at 110 peak hour trips. Compliance with the trip cap will require the following actions:
 - a. Each application for development authorization within amended area submitted to the city shall be accompanied by a trip generation letter prepared by a registered traffic engineer indicating the average daily and peak hour trips generated for the proposal.
 - b. Each trip generation letter shall indicate available peak hour trips remaining at completion of construction for the proposal.
 - c. At such time that the peak hour trips exceed 657, the city shall no longer issue building permits until a revised traffic impact analysis is prepared. The requirement to prepare a new traffic impact analysis shall run with the land and is not binding upon the applicant unless the applicant retains ownership at the time the trip cap is exceeded.
 - d. The city shall reserve the right to require additional traffic mitigation measures and/or prepare an independent traffic impact analysis at such time the trip cap is exceeded.
 - e. Determination of mitigation measures is contingent upon and proportional to the impacts of the eventual development approved for the amended property. Comprehensive plan map amendment and annexation is not sufficient to require additional mitigation measures.
3. Portions of the property are identified on Figure 12 of the Hermiston Comprehensive Plan as being subject to ground water pollution hazards due to excessively well-drained soils. In the case of an existing or potential groundwater pollution threat, the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. Portions of the property are identified on Figure 12 of the Hermiston Comprehensive Plan as being subject to development hazards due to restrictive foundation soils. Where restrictive foundation soils are evident, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards. In the event there are inadequate mitigation measures, the city shall prohibit development.
5. Portions of the property are identified on the city's Natural Resource Map as having potential wetlands. At such time as development is proposed, the city will notify the Oregon Department of State Lands of the development proposal, soliciting comment on

the potential wetland status. Necessary mitigation measures will be determined as part of the review and approval process for development on the amended property.

Condition #1 was satisfied by co-adoption of the map amendments by the Umatilla County Board of Commissioners on May 1, 2024. Condition #5 relating to wetlands is impacted by this phase and city staff have filed the required notification with DSL. Comments from DSL are attached to the report. Conditions #2, 3, and 4 are relevant to this preliminary plat. The applicant has submitted the required trip generation documentation. The cumulative trip generation of Phase 4 and the previous phases is 108 peak hour trips, leaving 549 peak hour trips to accommodate future development. The trip generation letter from Clemow Associates LLC is attached. Approval conditions relating to development hazards will remain in effect and be imposed upon the subdivision as well.

During the annexation and Phase 1 development, an agreement to assess future improvement of the SE 10th Street A Line Canal crossing was implemented. Through the analysis of replacement cost, proportional share generated by the development, and existing share generated by existing development, a fixed cost of \$1,557 is assessed for each lot in this phase. The methodology is part of the record for Henry K's Phase 1 and is incorporated here by reference.

All of the proposed lots are designed to meet or exceed the R-2 zoning standards. Findings addressing the subdivision design standards are attached to this report as Exhibit A. Recommended conditions of approval are attached as Exhibit B.

Notice was mailed to all property owners within 100 feet of the proposal and affected agencies by direct mail on April 1, 2026. A sign was placed on the property on April 1, 2026.

The criteria that are applicable to the preliminary plat are contained in 94.20 through 94.26, 154.15 through 154.35, 154.60 through 154.66, and 157.026, and 157.101 of the Hermiston Code of Ordinances.

Tie-In to Council Goals

Provision of market rate housing is a council priority.

Fiscal Information

There are 35 residentially zoned lots proposed for this phase of the subdivision. Each house should sell in the \$350,000 range. At full build-out this phase of development will generate approximately \$75,000 in revenue to the city each year.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

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

Recommended Action/Motion

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

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

Submitted By:

C.F. Spencer, Planning Director

EXHIBIT A

Findings of Fact for Henry K's Phase 4 Preliminary Plat

April 15, 2026

1200 SE Columbia Drive

Chapter 94: Streets and Sidewalks

Three new streets are proposed on the preliminary plat. The applicant proposes an east-west extension of SE Columbia Drive. The applicant also proposes two new north-south cul-de-sacs extending southward from SE Columbia Drive. Each cul-de-sac is not named on the preliminary plat, but rather assigned a letter designation. The new cul-de-sacs shall be designated with the SE prefix and a Ct suffix on the final plat.

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is adjacent to SE Columbia Drive. SE Columbia Drive is planned for eastward extension and will connect to E Highland Ave in a future phase. SE Columbia Drive is an urban minor collector and has 56 feet of right of way width on the preliminary plat in accordance with public works drawing ST10. The new cul-de-sacs do not exceed 400 feet in length. The Union Pacific Railroad tracks form the south boundary of the site and prevents street extension to the south. The two new cul-de-sacs are each 50 feet in width meeting the local street standard and each cul-de-sac serves 14 lots.

Fire and emergency access rules require two points of access for development exceeding 31 residential lots. With the completion of phase 2, the number of lots accessing from a single point on SE 10th Street exceeds 31. City and fire staff have reviewed the overall development plan. With the planned extension of SE Columbia Drive to W Highland Ave, UCFD recommends that the second point of access is planned for the future and the existing access along the A Line Canal is sufficient in an emergency should the intersection of SE 10th Street and SE Columbia Drive be blocked.

154.16 Street and Alley Width.

All streets have a width of at least 50 feet which meets the minimum requirement for local residential streets. The proposed cul-de-sacs each have a radius of over 50'. No new alleys are proposed as part of the preliminary plat. The street design standards are satisfied.

154.17 Easements.

Easements of 10 feet in width are provided on all street frontages. These easements are public utility easements that accommodate storm drainage, utilities, and sidewalks.

154.18 Blocks.

City standards require a maximum block length of 600 feet. This development will have a 220-foot block length. Block standards are satisfied.

154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19 of the Hermiston Code of Ordinances. All proposed lots are at least 60 feet wide and 80 feet deep. Lots 89, 90, 91, 92, 103, 104, 105, and 106 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A) and have at least 25 feet of street frontage as required by 157.025(C)(3). All the proposed lots exceed the minimum lot size of 6,500 square feet in the R-2 zone. Where possible, all side lot lines are at right angles or are radial to street lines. There are four corner lots in the proposed development, each of which have sufficient width and depth to allow the establishment of front building lines on both street frontages. Under the provisions of §157.150(G)(2), Lots 84, 97, 98, and 111 shall be limited to Road D and Road E for access and driveways shall not be permitted onto SE Columbia Drive.

154.20 Character of Development.

Staff understands that the applicant intends to market the subdivision as a single-family development. The lot sizes proposed for the development exceed the minimum size permitted in the R-2 zone for single-family dwellings. Uses permitted in the R-2 zone are listed in §157.026 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 parks or schools in the vicinity of the proposed development.

Preliminary Plat

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

The following items are not included with the preliminary plat:

- (a) Grades and profiles of proposed streets

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

Required Minimum Improvements

154.60 Permanent Markers.

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

154.61 General Improvements.

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

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

154.62 Water Lines.

Each lot is planned for connection to the municipal water supply. Water system extensions and fire hydrant locations must be approved by the city engineer. The development will be serviced by the existing water improvements in SE Columbia Drive.

154.63 Sanitary Sewer System.

Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by DEQ, the city sewer superintendent and the city engineer. The development will be serviced by the existing sewer improvements in SE Columbia Drive.

154.64 Drainage.

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

154.65 Sidewalks.

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

154.66 Bikeways.

The City of Hermiston Transportation System Plan does calls for on-street bikeways in SE Columbia Drive. The applicant's civil improvement plans for Phases 1, 2, and 3 have provided this on-street improvement. Phase 4 will continue installation of the necessary striping.

Chapter 157: Zoning

157.026 Medium Density Residential Zone (R-2)

All the proposed lots are created in conformance with the requirements of the R-2 zone. All the proposed lots exceed the minimum lot size of 6,5000 square feet. Apart from lots 89, 90, 91, 92, 103, 104, 105, and 106, all the proposed lots are at least 60 feet wide and 80 feet deep. Lots 89, 90, 91, 92, 103, 104, 105, and 106 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A) and have at least 25 feet of street frontage as required by 157.025(C)(3).

EXHIBIT B**Conditions of Approval for Henry K's Phase 4 Preliminary Plat****April 15, 2026****1200 SE Columbia Drive**

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.
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.
5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. The two new cul-de-sac streets shall be assigned a name and labeled as with a SE prefix and a Court suffix on the final plat.
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.
7. A notation shall be placed on the plat stating that Lots 84, 97, 98, and 111 shall not access SE Columbia Drive.
8. Easements of at least 10' shall be provided along all street frontages.
9. A per lot assessment for Lots 77 through 111 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 112 and above

shall be performed by the City. At the discretion of the developer, the city shall also accept full payment for all 34 lots as one lump sum payment of \$52,938 prior to any permit issuance.

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.
11. All State of Oregon requirements related to wetland fill shall be satisfied prior to issuance of civil improvement approval.



March 18, 2026

Tyler Brandt
PO Box 833
Hermiston, Oregon 97838

Re: Hermiston Home Works – Hermiston, Oregon
Trip Debit Letter #3 – Phase 4 – Henry K's 35-Lot Single-Family Residential Subdivision

C&A Project Number 20230107.01

Dear Mr. Brandt,

This letter presents a trip accounting considering the currently proposed Phase 4 – Henry K's 35-lot single-family residential subdivision. This letter specifically presents:

1. Background
2. Proposed Development
3. Trip Accounting
4. Summary

1. BACKGROUND

Hermiston Home Works has previously received City of Hermiston land use approvals for property annexation into the City, a Comprehensive Plan amendment, and commercial and residential zone changes. A January 24, 2024, Transportation Impact Analysis, prepared by Clemow & Associates (2024 TIA) for this land use process, included an analysis of transportation system impacts for a reasonable worst-case development scenario of the entire property that included a mix of commercial and residential uses. Specific development was not contemplated at that time.

The resulting City land use approvals included, in part, the vesting of 657 PM peak hour external trips for use by the entire Hermiston Home Works development. Hermiston Home Works has subsequently received development approval for Phases 1, 2, and 3, totaling 74 single-family residential lots.

Hermiston Home Works – Hermiston, Oregon
 C&A Project Number 20230107.01
 March 18, 2026
 Page 2

2. PROPOSED DEVELOPMENT

The currently proposed Phase 4 – Henry K’s development is a preliminary plat creating 35 single-family residential lots.

It is noted that the remaining undeveloped Hermiston Home Works property will be required to submit future trip debit letters at the time of the proposed development.

3. TRIP ACCOUNTING

The following table presents an accounting of the total established vested trips, trip debits, and the remaining vested trips. Trip generation for the proposed development is estimated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and practices from the ITE *Trip Generation Handbook*, 3rd Edition. It is further noted that these are the same versions of the ITE documents used to estimate trips in the 2024 TIA.

TRIP DEBIT LETTER #3 - TABLE 1 – TRIP ACCOUNTING						
Description	Land Use	ITE Code	Size	Weekday PM Peak Hour Trip Generation		
				Enter	Exit	Total
Total Established Vested Trips				380	277	657
Previously Approved Development						
Phase 1 – 28 Single-Family Residences	Single-Family Detached Housing	210	28 DUs			
Phases 2&3 – 46 Single-Family Residences	Single-Family Detached Housing	210	46 DUs			
Currently Proposed Development						
Phase 4 – 35 Single-Family Residences	Single-Family Detached Housing	210	35 DUs			
Total Approved and Proposed Development				109 DUs	(68)	(40)
Remaining Vested Trips				312	237	549

¹ Trip generation is estimated using the *Fitted Curve* per recommended practice in the ITE *Trip Generation Handbook*, 3rd Edition.

Following Phase 1-4 development approvals, 549 PM peak-hour vested trips will remain for future use by the entire Hermiston Home Works development.

It is important to recognize that these residential phases are part of a larger mixed-use development. While the specific size and nature of future development phases are currently unknown, they are anticipated to be generally consistent with the reasonable worst-case development scenario contemplated in the 2024 TIA. As such, the trip accounting in this letter considers the non-linear nature of trip generation estimation when using an ITE *Fitted Curve*, and future accounting will also need to consider internal trip capture, noting that the currently identified trip debits may change as future development occurs.

It is further noted that the trip debits for Phases 1-4 have been estimated using data from the 11th Edition of the ITE *Trip Generation Manual* to maintain consistency; however, the 12th Edition has recently been published and contains updated land use trip generation estimates, which are slightly different. Accordingly, future trip debits should consider more current land use trip generation rates as the ITE *Trip Generation Manual* is periodically updated.

Hermiston Home Works – Hermiston, Oregon
 C&A Project Number 20230107.01
 March 18, 2026
 Page 3

4. SUMMARY

The following conclusions and recommendations are made based on materials contained in this letter:

1. The January 24, 2024, Transportation Impact Analysis (2024 TIA), prepared by Clemow & Associates for Hermiston Home Works identified total external development trip generation as 657 PM peak hour trips. These trips are vested for use by the entire development.
2. There are previously approved trip debits for development Phases 1-3 with 74 single-family residences.
3. The currently proposed Phase 4 development includes 35 single-family residences.
4. The total approved and proposed development includes 109 single-family residences, with a total trip debit of 108 PM peak hour trips.
5. Following Phase 1-4 development approvals, 549 PM peak-hour vested trips will remain for future use by the entire Hermiston Home Works development.
6. It is important to recognize that these residential phases are part of a larger mixed-use development. While the specific size and nature of future development phases are currently unknown, they are anticipated to be generally consistent with the reasonable worst-case development scenario contemplated in the 2024 TIA. As such, the trip accounting in this letter considers the non-linear nature of trip generation estimation when using an ITE *Fitted Curve*, and future accounting will also need to consider internal trip capture, noting that the currently identified trip debits may change as future development occurs.
7. It is further noted that the trip debits for Phases 1-4 have been estimated using data from the 11th Edition of the ITE *Trip Generation Manual* to maintain consistency; however, the 12th Edition has recently been published and contains updated land use trip generation estimates, which are slightly different. Accordingly, future trip debits should consider more current land use trip generation rates as the ITE *Trip Generation Manual* is periodically updated.
8. No additional transportation analysis is necessary to support the currently proposed development.

Sincerely,



Christopher M. Clemow, PE, PTOE
 Transportation Engineer

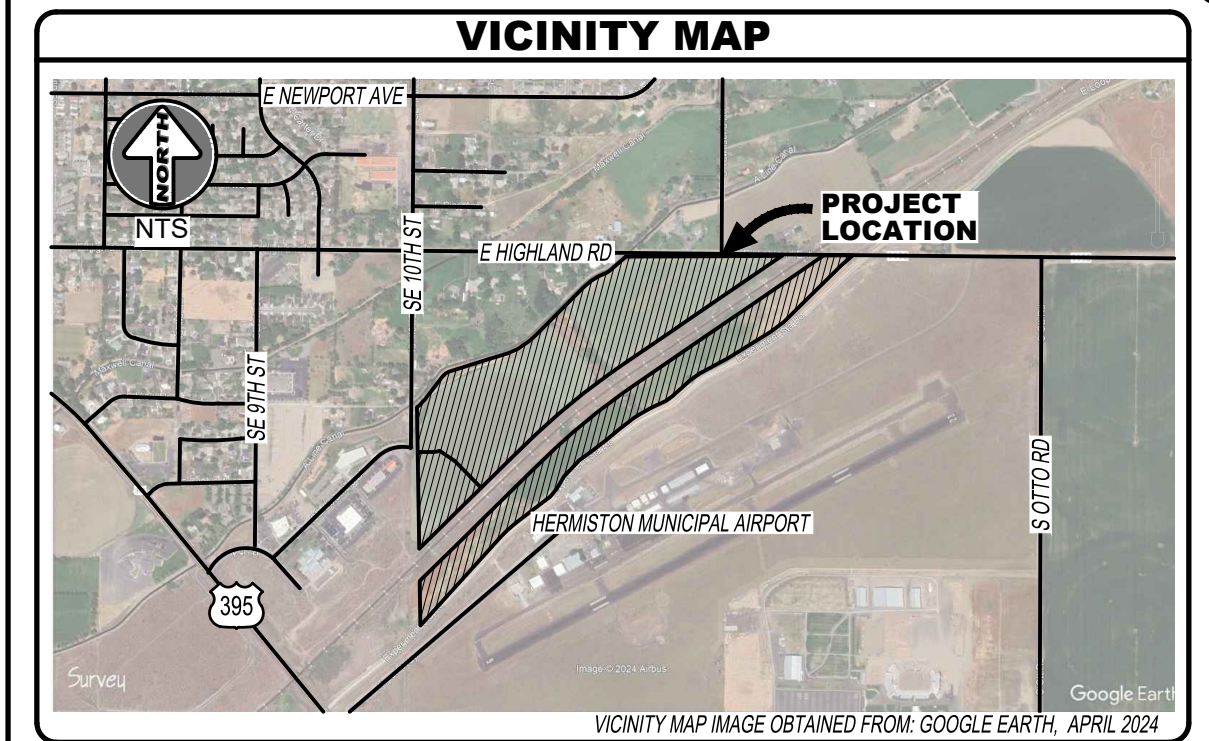
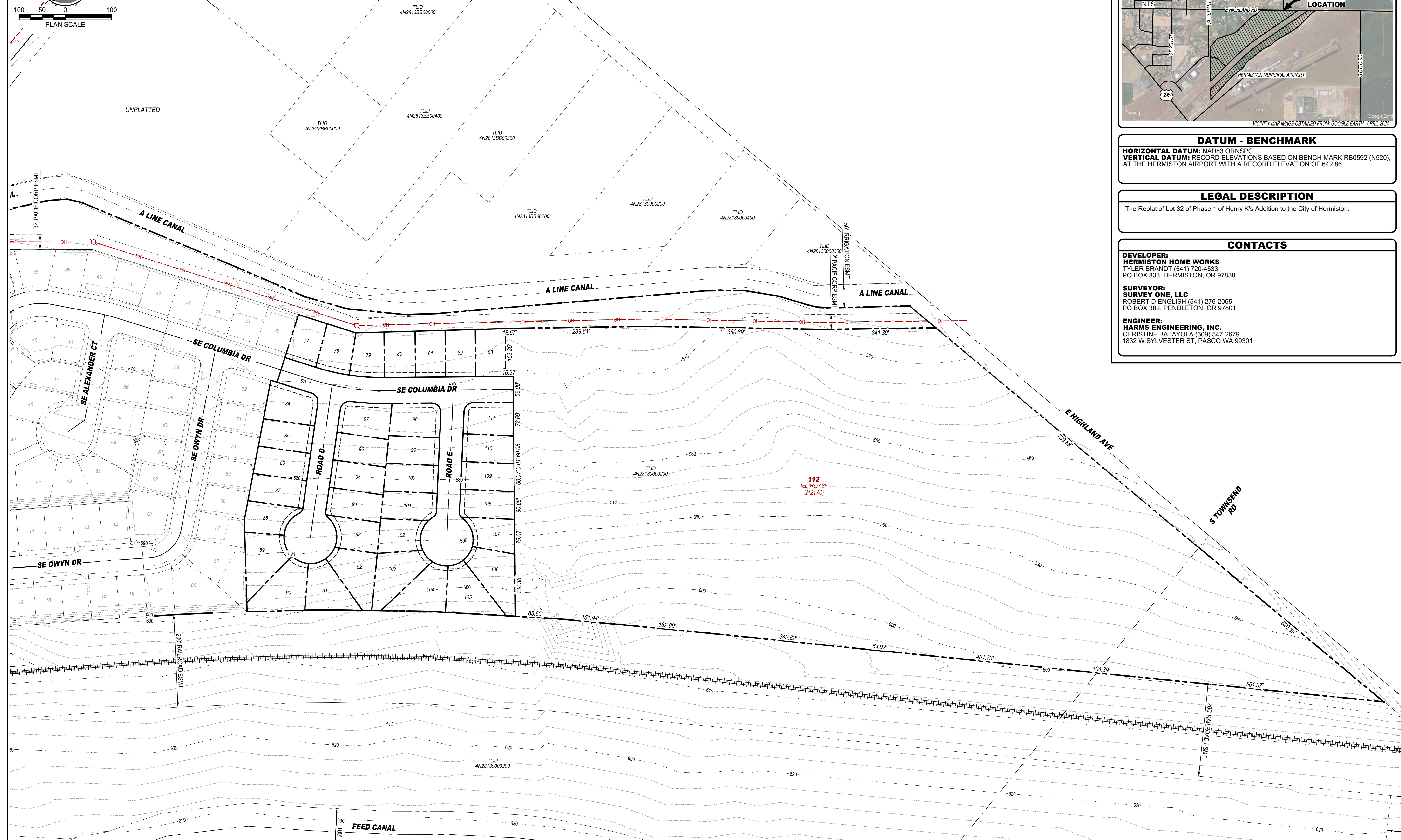
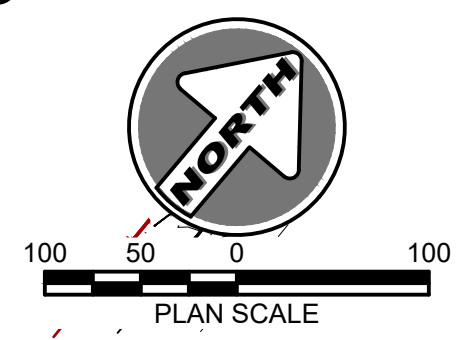
Attachments: Phase 4 Preliminary Plat



Renews 31 December 2027

HENRY K'S PHASE 4 - PRELIMINARY PLAT

SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON



DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83 ORNSPC
VERTICAL DATUM: RECORD ELEVATIONS BASED ON BENCH MARK RB0592 (N520), AT THE HERMISTON AIRPORT WITH A RECORD ELEVATION OF 642.86.

LEGAL DESCRIPTION
The Replat of Lot 32 of Phase 1 of Henry K's Addition to the City of Hermiston.

CONTACTS
DEVELOPER:
HERMISTON HOME WORKS
TYLER BRANDT (541) 720-4533
PO BOX 833, HERMISTON, OR 97838
SURVEYOR:
SURVEY ONE, LLC
ROBERT D ENGLISH (541) 276-2055
PO BOX 382, PENDELTON, OR 97801
ENGINEER:
HARMS ENGINEERING, INC.
CHRISTINE BATAVOLA (509) 547-2679
1832 W SYLVESTER ST, PASCO WA 99301

HARMS ENGINEERING, INC.
1632 W Sylvester Street, Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com
Drawn By: D WALKER
Designed By: C BATAVOLA
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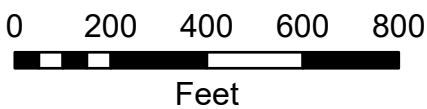
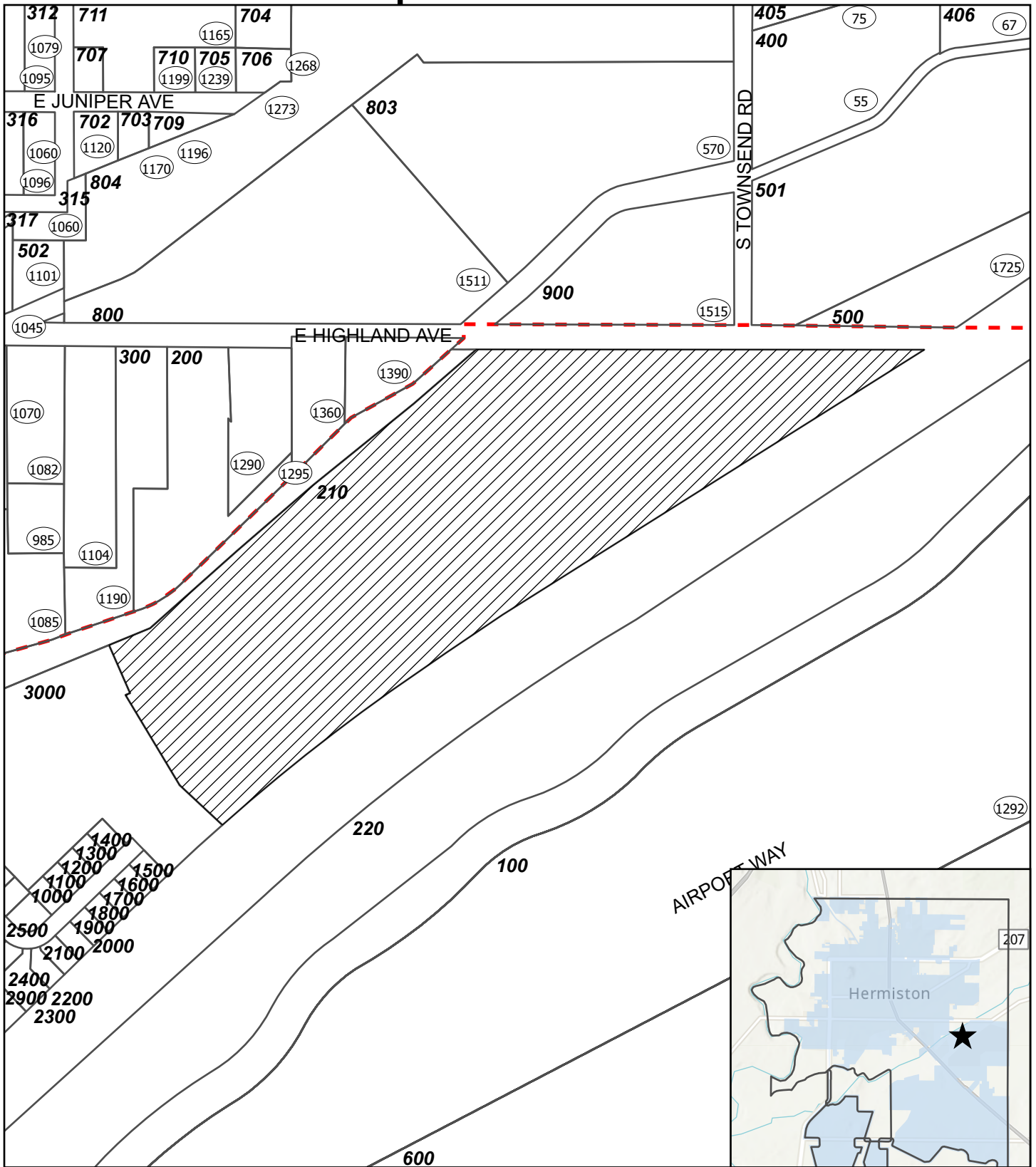
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HENRY K'S PHASE 4 PRELIMINARY PLAT
TAX LOT ID 4N28130000200, HERMISTON, OR
Client/Project Information:
HERMISTON HOME WORKS
TYLER BRANDT 541-720-4533
PO BOX 833, HERMISTON, OR 97838
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
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Sheet Number: C1P

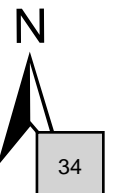
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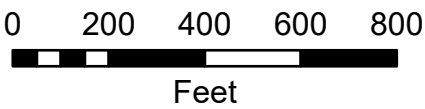
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
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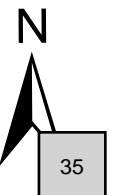
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-  City Limits
-  Urban Growth Boundary
-  Area of Proposed Land Use Action





Legend

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





Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN# *

WN2026-0237

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Clint Spencer	City	Hermiston
Local case file #	County	
Henry K's Phase 4	Umatilla	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
04N	28E	13	BC	210

Street Address

1200 SE Columbia Dr

Address Line 2

City

Hermiston

Postal / Zip Code

97838

State / Province / Region

OR

Country

Umatilla

Latitude

45.8323155

Longitude

-119.2633264

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

Your Activity

- It appears that the proposed project **may** impact wetlands and **may** require a State permit.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

DSL Review



Wetland Ecologist Comments

Thank you for including the draft wetland delineation for this tax lot. Based on the draft delineation, there appear to be jurisdictional wetlands on this tax lot. The delineation has been submitted to DSL under reference # WD2026-0062; therefore, no additional delineation is needed at this time. The applicant is advised to wait until the a letter of concurrence has been issued and any required state Removal-Fill Permits are in place before proceeding with ground-disturbing construction activity.

For wetland delineation review questions and timelines, please contact the Wetland Ecologist reviewing WD2026-0062, Chris Stevenson (503-798-7622, chris.stevenson@dsl.oregon.gov).

For permitting questions and timelines, please contact DSL's Aquatic Resource Coordinator, Richard Fitzgerald (503-910-4565, richard.w.fitzgerald@dsl.oregon.gov).

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

A Federal permit may be required by The Army Corps of Engineers: 541-600-7644

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

4/3/2026

Response by:

Stefanie Lane

Response Phone:

971-701-0321

