



PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

Where Life is Sweet

November 12, 2025 at 7:00 PM

AGENDA

*Other ways of viewing or participating in live meetings are available through:
Zoom with Meeting ID: 836 2582 6527 Passcode: 470746 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 October 8, 2025, regular planning commission meeting

3. NEW BUSINESS

A. Partition Plat- The HUB Hermiston LLC 4N2811AD Tax Lot 100 - 963 E Diagonal Blvd

B. Replat-Umatilla County Housing Authority 4N2811CD Tax lot 1100 588 E Newport Ave

4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

5. ADJOURN

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

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PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

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

Vice-Chairman Doherty announced that item 4B, partition plat for The HUB Hermiston LLC, has been moved to the November 12 planning commission meeting.

Minutes

Commissioner Caplinger moved, and Commissioner Saylor seconded to approve the minutes of September 10, 2025, regular meeting. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Serrano in favor.

Hearing Major Variance Request - Eastern Oregon Development LLC 579 E Elm Ave 4N2802CD Tax Lot 500

The hearing was opened at the September 10, 2025 meeting. The hearing guidelines read at that meeting remain in effect.

Planning Director Spencer presented the staff report with the attached PowerPoint presentation. Additional evidence from the city engineer is included in the staff report. The staff recommendation has not changed.

Testimony

Steve Richards 42980 Haney Lane Pendleton-Mr. Richards thanked the commissioners and staff for their work. He feels the area of the site is a logical, natural spot for vehicle storage. There is compacted gravel, drainage, fencing, security system, and an office. The demand for RV storage is apparent with the number of parking complaints received by the code enforcement officer.

Commissioners discussed

- Code amendments to more clearly define hard surface
- Maintenance responsibilities
- Oversight/monitoring of operations for compliance
- Time limit of variance approval and/or review requirements
- Annual sterilization for weed control

Vice-Chairman Doherty closed the hearing at 7:37PM.

Findings of Fact & Conditions of Approval

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 area proposed for the variance is approximately two acres of the overall 8.5 acre site. It currently contains flat, compacted gravel installed at the time of mini-storage development.
2. The existing gravel has been installed to create a base for future paving and building pads when the second phase of the storage is constructed and is adequate for travel as demonstrated by two years of continuous use.



PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

3. The improvements are installed as part of a phased site plan and has substantial infrastructure in place.
4. There is existing paving in place within the mini-storage development allowing vehicular access to the storage site in compliance with the hard surface requirement.
5. The existence of a substantial gravel base creates an exceptional circumstance not found in similar nearby undeveloped sites.

The variance is 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.

6. The site is located within the Neighborhood Commercial Overlay which allows mini-storage and RV storage through the conditional use permit process.
7. RV storage is an extension of the approved mini-storage and RV storage use, responding to community demand.
8. The paving requirement presents a challenge utilizing the existing compacted and graveled area.

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.

9. The proposed outdoor parking will take place entirely within a fenced, secure storage facility which already includes privacy fencing, drainage swales, and natural buffers such as the 50' wide Hermiston Irrigation District canal and easement.
10. The gravel surface has been in place since the facility opened in 2022 and there have been no complaints related to dust or maintenance during that time. Annual sterilization is included in the maintenance regimen.
11. RVs in storage are used infrequently. Vehicle trips across the gravel surface will be rare as most tenants rarely access their vehicles.
12. The facility is equipped with more than 80 security cameras and electronic gate access, helping to protect vehicles and surrounding property.
13. The use itself is low impact and helps reduce on-street clutter by providing more off-street storage options to city residents.
14. The planning commission finds that compacted gravel has a shorter service life than other hard surfaces such as asphalt or concrete and therefore finds it is necessary to review operations of the storage area after five years.

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

15. It is impractical to pave the entire two acre gravel area from a financial and operational perspective. It is unlikely the operation would recoup the significant cost of paving. Maintaining the existing gravel surface, allows the applicant to offer secure, affordable RV parking at multiple price points.
16. The majority of the facility's existing vehicle alleys are already paved, minimizing dust and allowing compliant access. The existing gravel area would be available for the storage of vehicles which are infrequently moved.
17. Requiring paving of the RV storage area restricts the applicant's ability to use otherwise functional land and adds costly improvements which will be removed with the eventual development of the second phase of storage buildings.



PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

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

18. The variance request seeks a limited exception to the paving requirement for a specific, already improved gravel area within the existing storage facility. The area is in place and has been functioning without issue for over two years. The remainder of the site is improved and complies with city paving standards.
19. The use of this area for RV parking does not change the approved use of the property and requires no other modifications to the zoning rules.
20. Allowing use of this gravel area for low traffic RV parking allows practical use of the area without compromising safety, appearance, or generating adverse impact to neighboring properties.

Conditions of Approval

1. The planning commission shall review after five years and shall have option to extend variance.
2. Variance is granted for the purpose of vehicle storage and shall not transfer to other uses.
3. Annual sterilization of storage area is required.

After some discussion, Commissioner Saylor moved and Commissioner Serrano seconded, to adopt the Findings of Fact in support of the variance as found in Exhibit A.1 as amended (#10 & #14). Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Serrano in favor. Commissioner Caplinger moved, and Commissioner Saylor seconded, to impose the three Conditions of Approval as drafted. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Serrano in favor. Commissioner Caplinger moved, and Commissioner Saylor seconded to approve the variance with the conditions of approval. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Serrano in favor.

Subdivision- Anides & Soler 4N2811DA Tax Lot 2700- 945 E Newport Ave

Planning Director Spencer presented the staff report. Twelve residential lots are proposed, four lots abutting E Hurlburt Ave and eight lots adjacent to E Newport Ave. Lot 6 has a length that exceeds its width by more than three times. Staff feel due to the topography of the lot, an exception to the lot depth is justified. The planning commission may agree or determine that Lots 5 and 6 should be combined to provide a remedy. The applicant's engineer has requested clarifying language to condition #4. Staff agree with the request. Additional easements are required for the drainage ditch.

Testimony

Robert McLeod, Knutzen Engineering 5401 Ridgeline Dr Suite 160 Kennewick WA 99338
Mr. McLeod thanked the commissioners and staff for their preparation and review of the project. Neighborhood disturbance should be minimal as the infrastructure is already in place. Approving the depth of Lot 6 allows the desired lot count for the development to be met.

Findings of Fact

Chapter 94: Streets and Sidewalks

One street extension is proposed on the preliminary plat. The applicant proposes to extend E Hurlburt Avenue approximately 221 feet west from its current terminus. Both streets are properly labeled on the



PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

preliminary plat. No changes other than installation of improvements is proposed for E Newport Ave. Sidewalk installation is required at the time of development of dwellings on each lot.

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat has lots serviced by E Newport Ave and E Hurlburt Ave. Each street is classified as a local residential street in the Hermiston Transportation System Plan. The scope of the development will not change the functional classification of either street. Development will require each street frontage to be improved to local residential standards with infill paving where appropriate, curb, gutter, sidewalk, and storm drainage.

The development extends the existing E Hurlburt Ave cul-de-sac providing a portion of the extension necessary for the eventual connection of E Hurlburt Ave to SE 9th Street. No modification to the existing cul-de-sac bulb is required for this street extension.

No offset streets are proposed, no street intersection angle varies by more than 10% from a right angle, and streets obviously in alignment with existing streets (E Hurlburt Ave) will bear the name of the existing street.

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 preliminary plat dedicates an additional 30 feet to E Hurlburt Ave. Combining the thirty foot dedication to the existing 20 foot alley creates the required 50 foot street width. The street design standards are satisfied.

154.17 Easements.

Easements of 10 feet in width are provided on all street frontages. ORS 92.044 only permits cities to require utility easements abutting a street. However, there is also an existing drainage ditch along the north property line of all lots which is not protected with an existing easement. Additional easements are required for the protection of this drain. Width requirements for the easement are further described in the conditions of approval.

154.18 Blocks.

There are no blocks proposed as part of the subdivision proposal.

154.19 Lots.

The lots are numbered sequentially from the Bratton Replat. The preliminary plat is located on Lot 3 of the replat. Since this subdivision is a new plat proposed within Lot 3, the lots shall be renumbered starting with Lot 1 and not Lot 3.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19(A) of the Hermiston Code of Ordinances. All side lot lines are at right angles to straight street lines and there are not double frontage lots as required by §154.19(B). All lots are at least 60 feet wide as



PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

required by §154.19(C). Lot 6 on the preliminary plat has a lot depth in excess of three times the lot width (208 feet of depth vs 63 feet of width). After reviewing the topographic information provided, the city finds that there is 14 feet of fall in the south 50 feet of the lot. This area is not suitable for home building and allowing an exception to the lot depth is justified. All the proposed lots exceed the minimum lot size of 8,000 square feet in the R-1 zone.

There are no corner lots in the development. The provisions of §154.19(D) and (E) are not applicable.

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

154.20 Character of Development.

Staff understands that the applicant intends to market the subdivision as a single-family development. The lot sizes proposed for the development exceed the minimum size required in the R-1 zone for single- and two-family dwellings. Uses permitted in the R-1 zone are listed in §157.025 of the Hermiston Code of Ordinances.

154.21 Parks, School Sites and the Like

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed development. There are two existing schools (Highland Hills Elementary and Sandstone Middle School) in the neighborhood.

Preliminary Plat

The preliminary plat was filed on August 4, 2025, more than 30 days prior to the October 8 planning commission meeting in accordance with §154.35(A)

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

The following items are not included with the preliminary plat:

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

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

Required Minimum Improvements

154.60 Permanent Markers.



PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

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.

E Newport Ave is partially improved with curb and gutter for the entire development site frontage. E Newport Ave shall have improvements in the form of sidewalk, curb, gutter, drainage improvements, and infill paving for the entire development frontage. E Hurlburt Ave is entirely unimproved along the development site frontage. The remaining 30 feet of E Hurlburt Ave frontage shall be dedicated from the current terminus to the west edge of the development site and shall be improved with sidewalk, curb, gutter, drainage, and a half street plus 10 feet of paving along the north development site frontage.

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 south portion of the development will be serviced by the existing water improvements in E Newport Ave. Water improvements are required in E Hurlburt Ave in the form of an 8 in water main to be installed from the current terminus in E Hurlburt Ave to the west edge of the development, a distance of approximately 240 feet.

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 south portion of the development will be serviced by the existing sewer improvements in E Newport Ave. Sewer improvements are required in E Hurlburt Ave in the form of an 8 in sewer main to be installed from the current terminus in E Hurlburt Ave to the west edge of the development, a distance of approximately 240 feet.

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. A portion of the Hermiston Drain extends along the north boundary of Lots 3, 4, 5, 6, and 14. The city will require the dedication of a 10 foot easement for the protection of and access to the drain in this area.

154.65 Sidewalks.

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



PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

154.66 Bikeways.

The City of Hermiston Transportation System Plan does not call for any bikeways in this area.

Chapter 157: Zoning

157.025 Low Density Residential Zone (R-1)

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

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a high water table. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. 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. Lots shall be renumbered sequentially starting with Lot 1. Lots 1 and 2 of the Bratton Replat shall not be included in the lot numbering. Remove the existing lot lines on Lot 3.
2. 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.
3. 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.
4. Thirty feet for E Hurlburt Ave frontage shall be dedicated from the current terminus to the west edge of the development site as shown on the preliminary plat and shall be improved to local street standards with sidewalk, curb, gutter, drainage, and a half street plus 10 feet of paving along the north development site frontage.
5. Extension of E Hurlburt Ave will require relocation of an existing ditch inlet located in the existing alley. Applicant/developer shall bear all costs associated with relocation of this inlet as part of street construction.
6. E Newport Ave shall have improvements in the form of sidewalk, curb, gutter, drainage improvements, and infill paving for the entire development frontage.
7. A portion of the Hermiston Drain extends along the north boundary of Lots 3, 4, 5, 6, and 14. The



PLANNING COMMISSION

Regular Meeting Minutes

October 8, 2025

city will require the dedication of an easement for the protection of and access to the drain in this area. The width of the easement shall include the ditch and be established from the top of the ditch bank plus 10 feet for the protection of access for maintenance vehicles.

8. The applicant/developer shall install an eight inch water main in E Hurlburt Ave from the current terminus to the west edge of the development site.
9. The applicant/developer shall install an eight inch sanitary sewer main in E Hurlburt Ave from the current terminus to the west edge of the development site. Lots on E Hurlburt Ave shall be serviced with gravity sewer; force mains are not allowed.
10. The property lies within an area subject to potential groundwater pollution hazards due to high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
11. The applicant shall submit a geotechnical report considering the depth of groundwater within the development. Finished grades of all building pads shall be no less than four feet above the seasonal high ground water table.
12. 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.

Commissioners discussed ownership of the ditch, fencing and easement language. Staff suggest the easement not be for public use and that fencing of the easement be installed. City Engineer Joshua Lott stated the city has not made a decision as to piping the ditch which contains water year round.

Commissioner Caplinger moved and Commissioner Guerrero seconded to approve the Findings of Fact as written to authorize Lot 6 depth as proposed. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Serrano in favor. Commissioner Caplinger moved and Commissioner Misner seconded to impose the Conditions of Approval as amended (#4). Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Serrano in favor. Commissioner Saylor moved and Commissioner Caplinger seconded, to approve the preliminary plat. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Serrano in favor.

Minor Partition – The HUB Hermiston LLC 4N2811AD Tax Lot 100 -963 E Diagonal Blvd

This item has been rescheduled to the November 12, 2025, regular planning commission meeting.

Replat – Four Bros LLC 678/692 E Elm Ave 4N2811BA Tax Lots 101 & 102

Planning Director Spencer presented the staff report. The final plat reconfigures the boundary between two existing parcels and creates a new, third commercial parcel. The flag access will move to the west. The planning commission approved the preliminary plat at their last meeting.

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



PLANNING COMMISSION

Regular Meeting Minutes
October 8, 2025

Planner comments and unscheduled communication

Planning Director Spencer shared that former City Manager, Ed Brookshier, passed away earlier in the week. His leadership played a critical role in the city's growth and development, including the hiring of Planning Director Spencer.

The city was awarded the Housing Code Update Assistance grant from the state. Staff hope to work with Winterbrook Planning again on the project.

Adjournment

Vice-Chairman Doherty adjourned the meeting at 8:12PM.

DRAFT



Hermiston Planning Commission

October 8, 2025





Hermiston Mini Storage Major Variance - Continued

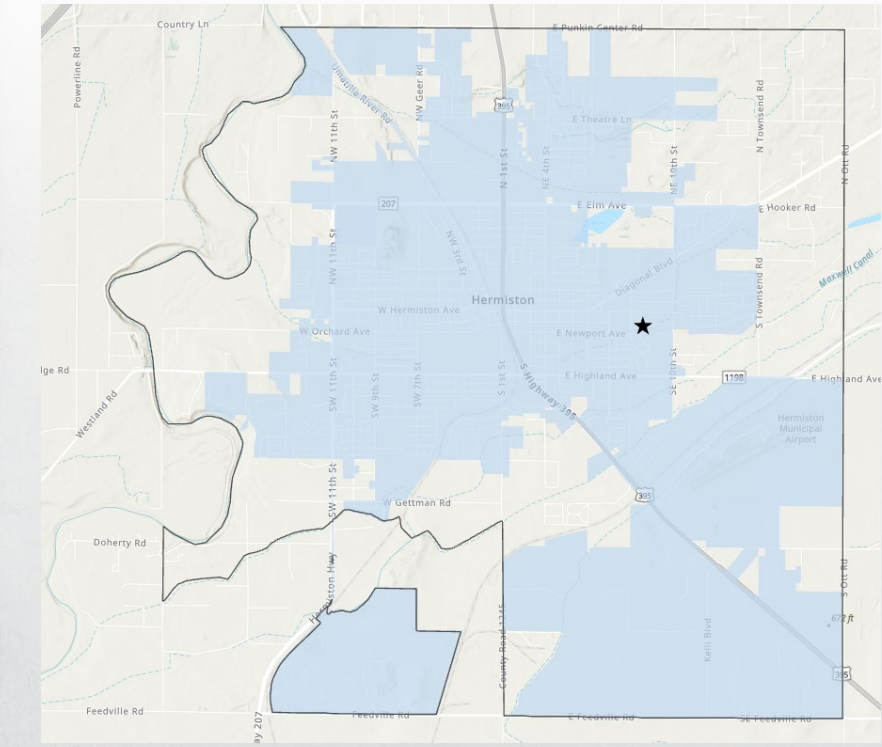


- Request to allow compacted gravel for RV storage area
- Planning commission requested opinion from city engineer at September meeting
- City engineer has prepared memo
- Hearing is still open



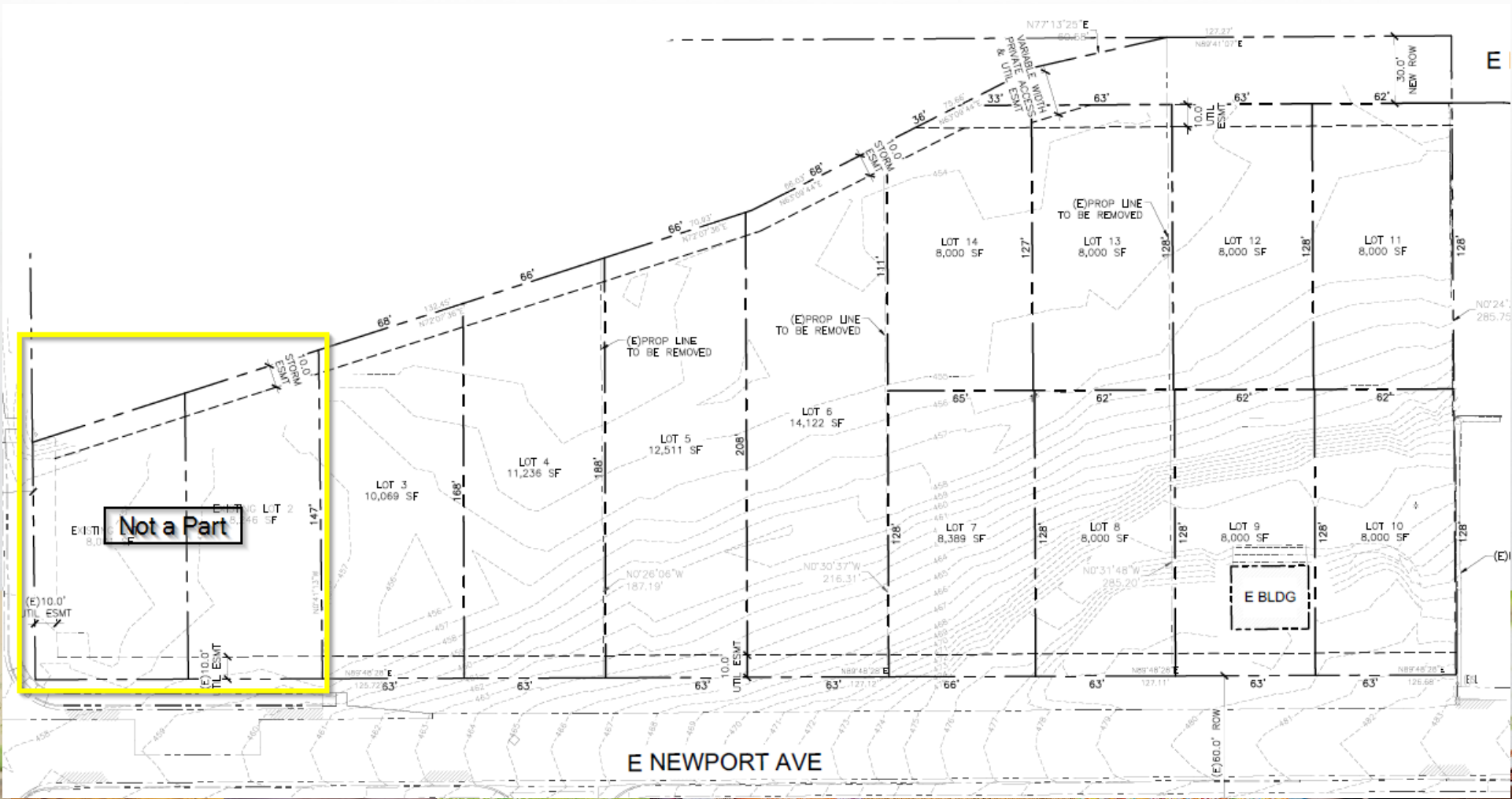


Preliminary Plat – Soler & Anides





Preliminary Plat – Soler & Anides





Preliminary Plat – Soler & Anides

- 1) Lots shall be renumbered sequentially starting with Lot 1. Lots 1 and 2 of the Bratton Replat shall not be included in the lot numbering. Remove the existing lot lines on Lot 3.
- 2) 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.
- 3) 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.
- 4) Thirty feet for E Hurlburt Ave frontage shall be dedicated from the current terminus to the west edge of the development site and shall be improved to local street standards with sidewalk, curb, gutter, drainage, and a half street plus 10 feet of paving along the north development site frontage.
- 5) Extension of E Hurlburt Ave will require relocation of an existing ditch inlet located in the existing alley. Applicant/developer shall bear all costs associated with relocation of this inlet as part of street construction.
- 6) E Newport Ave shall have improvements in the form of sidewalk, curb, gutter, drainage improvements, and infill paving for the entire development frontage.
- 7) A portion of the Hermiston Drain extends along the north boundary of Lots 3, 4, 5, 6, and 14. The city will require the dedication of an easement for the protection of and access to the drain in this area. The width of the easement shall include the ditch and be established from the top of the ditch bank plus 10 feet for the protection of access for maintenance vehicles.
- 8) The applicant/developer shall install an eight inch water main in E Hurlburt Ave from the current terminus to the west edge of the development site.
- 9) The applicant/developer shall install an eight inch sanitary sewer main in E Hurlburt Ave from the current terminus to the west edge of the development site. Lots on E Hurlburt Ave shall be serviced with gravity sewer; force mains are not allowed.
- 10) The property lies within an area subject to potential groundwater pollution hazards due to high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
- 11) The applicant shall submit a geotechnical report considering the depth of groundwater within the development. Finished grades of all building pads shall be no less than four feet above the seasonal high ground water table.
- 12) 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.



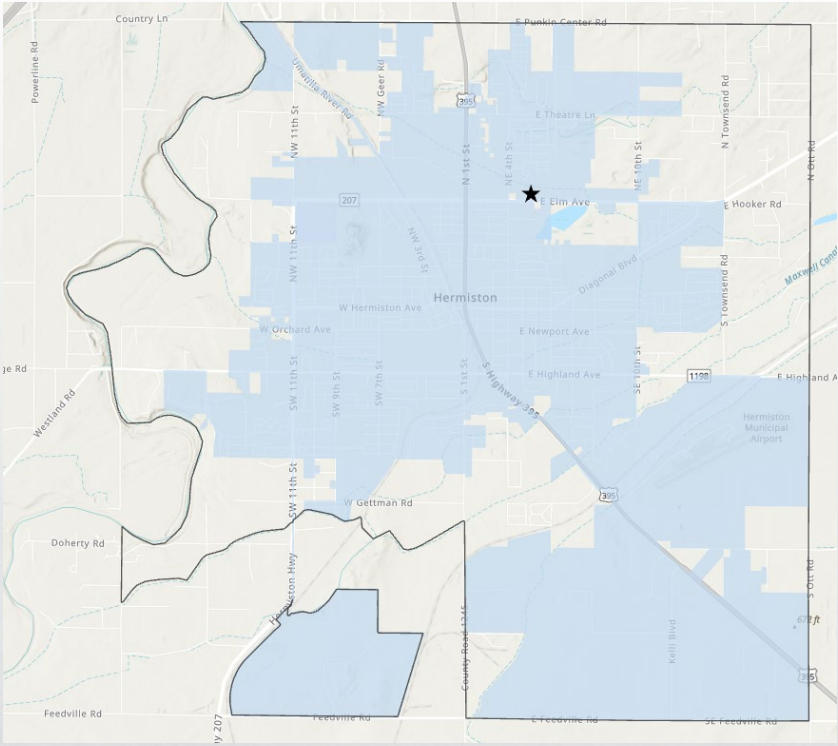
Minor Partition – The Hub Hermiston LLC

- The applicant has requested that this item be tabled until the November 12, 2025 meeting

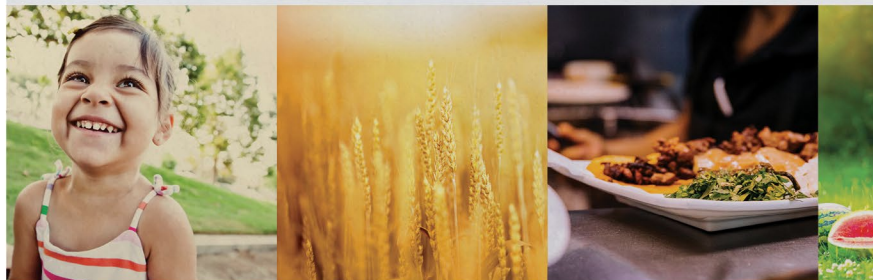
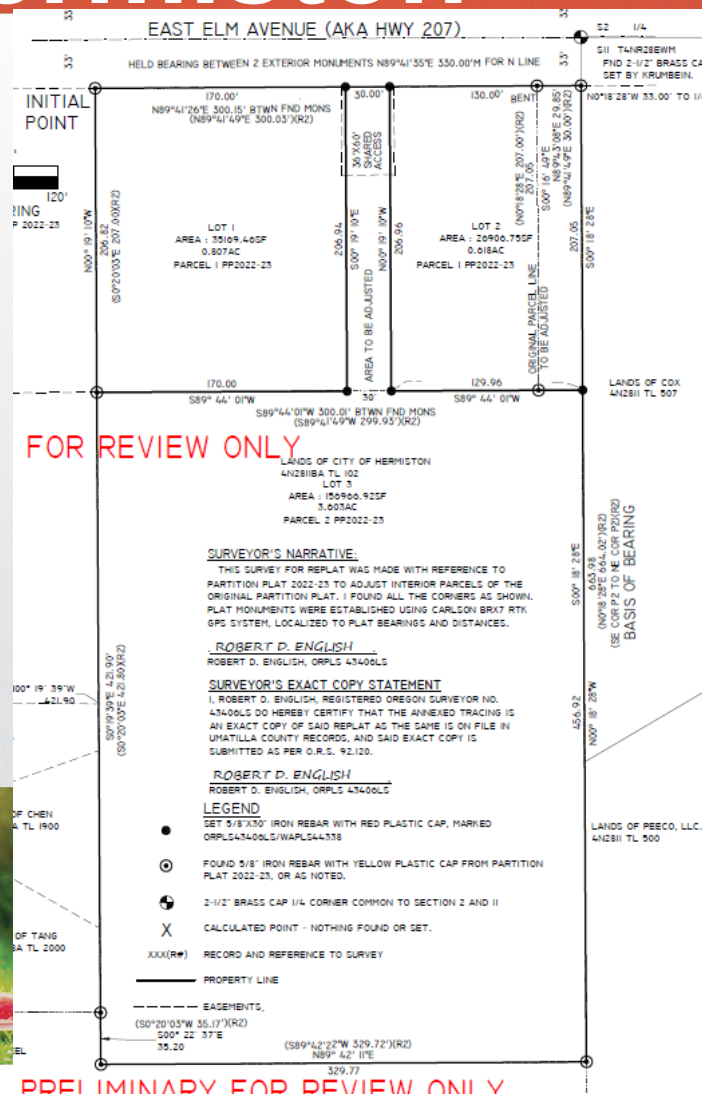




Replat – Four Brothers LLC and City of Hermiston



Replat – Four Brothers LLC and City of Hermiston





Replat – Four Brothers LLC and City of Hermiston

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. All conditions of approval from June 4, 2025 Four Bros tire shop site plan approval remain in effect and are incorporated into the conditions by reference.
3. The property lies within an area subject to potential groundwater pollution hazards due to high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.





Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of November 12, 2025

Title/Subject

Partition Plat- The HUB Hermiston LLC 4N2811AD Tax Lot 100

Summary and Background

Jeff Bolton of Multi-Tech Engineering has submitted a request for a minor partition of land located at 963 E Diagonal Blvd. The proposed partition creates two parcels of land on the area approved by the city for multi-family housing and mini-storage in July of this year. The applicant is seeking a partition for financing purposes on the overall project. The property is owned by The Hub Hermiston LLC. The property is split zoned. The north portion of the property is zoned Medium Density Residential (R-3) and the Diagonal Road frontage in the south portion of the property is zoned Outlying Commercial (C-2).

The proposed partition creates two lots. The lot line common to the two parcels will split the multi-family development and follow a travel lane within the multi-family parking area. Following partitioning, Parcel 1 will have 192 units on 8.1 acres and Parcel 2 will have 78 multi-family units and the mini-storage on 3.98 acres.

The planning commission's approval of the conditional use permit for the development was subject to thirteen conditions of approval. All of the adopted conditions remain in effect and no modification is necessary for this partition, although Hermiston Irrigation District approval is required for land divisions within their territory.

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

Tie-In to Council Goals

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

Fiscal Information

Until the property is fully constructed and assessed, it is difficult to produce an accurate statement of fiscal impact. However, similar multi-family developments county-wide have

valuations of over \$20,000,000 and produce approximately \$250,000 in annual property tax revenue.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the planning commission approve the preliminary plat subject to the condition that the Hermiston Irrigation District also approve the final plat.

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

Submitted By:

C.F. Spencer, Planning Director

EXHIBIT A
Findings of Fact
The Hub Hermiston LLC Minor Partition
963 E Diagonal Blvd
November 12, 2025

Chapter 94: Streets and Sidewalks

No street creation or extension is proposed on the preliminary plat. Both streets providing access are properly labeled on the preliminary plat. The street naming requirements of Chapter 94 are satisfied.

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is serviced by E Jennie Ave and E Diagonal Blvd. The scope of the development will not change the functional classification of either street. Development will require improvements to adjacent streets as required by the conditions of approval for the site plan and conditional use permit for the site.

No offset streets are proposed, no street intersection angle varies by more than 10% from a right angle, and streets obviously in alignment with existing streets will bear the name of the existing street. The relational standards are satisfied.

154.16 Street and Alley Width.

No street dedication is proposed. All adjacent streets meet the width standards for their respective classification. The street design standards are satisfied.

154.17 Easements.

Utility easements of 10 feet in width shall be provided on all street frontages. ORS 92.044 only permits cities to require utility easements abutting a street. However, there is also an existing access easement to E Diagonal Blvd which is properly reflected on the plat. A new shared access easement is proposed along the shared property line common to Parcels 1 and 2. This easement protects the right of users to cross from lot to lot while accessing the site.

154.18 Blocks.

There are no blocks proposed as part of the subdivision proposal.

154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19(A) of the Hermiston Code of Ordinances. All side lot lines are at right angles to straight street lines as required by §154.19(B). All lots are at least 60 feet wide as required by §154.19(C). Each lot exceeds the minimum lot size of 5,000 square feet in the R-3 zone.

There are no corner lots in the development. The provisions of §154.19(D) and (E) are not applicable.

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

154.20 Character of Development.

Staff understands that the applicant intends to build a multi-family and commercial development on the site and has received approval from the city.

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. There are three existing schools (Highland Hills Elementary, Loma Vista Elementary, and Sandstone Middle School) in the neighborhood.

Preliminary Plat

The preliminary plat was filed on August 18, 2025, more than 30 days prior to the October 8 planning commission meeting in accordance with §154.35(A)

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

The following items are not included with the preliminary plat:

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

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

commission waive the required information for the preliminary plat but require it for civil drawing submission as part of the site development process.

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, 154.62 Water Lines, 154.63 Sanitary Sewer System, 154.64 Drainage, 154.65 Sidewalks, 154.66 Bikeways.

General improvements are detailed in the conditions of approval for the site development. All conditions of approval remain in effect. No additional requirements related to general improvements, water, sanitary sewer, drainage, sidewalks, and bikeways are required for this partition.

Chapter 157: Zoning

157.027 Medium Density Residential Zone (R-3)

All the proposed lots are created in conformance with the requirements of the R-3 zone. All the proposed lots exceed the minimum lot size of 5,000 square feet. All proposed lots are at least 60 feet wide and 80 feet deep. The lot sizes proposed for the development exceed the minimum size required in the R-3 zone for multi-family dwellings. Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances.

157.043 Neighborhood Commercial Overlay (NCO)

The NCO zone does not have dimensional standards for lots. The lot sizes proposed for the development are adequate for multi-family dwellings. Uses permitted in the NCO zone are listed in §157.043 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

EXHIBIT B

Conditions of Approval

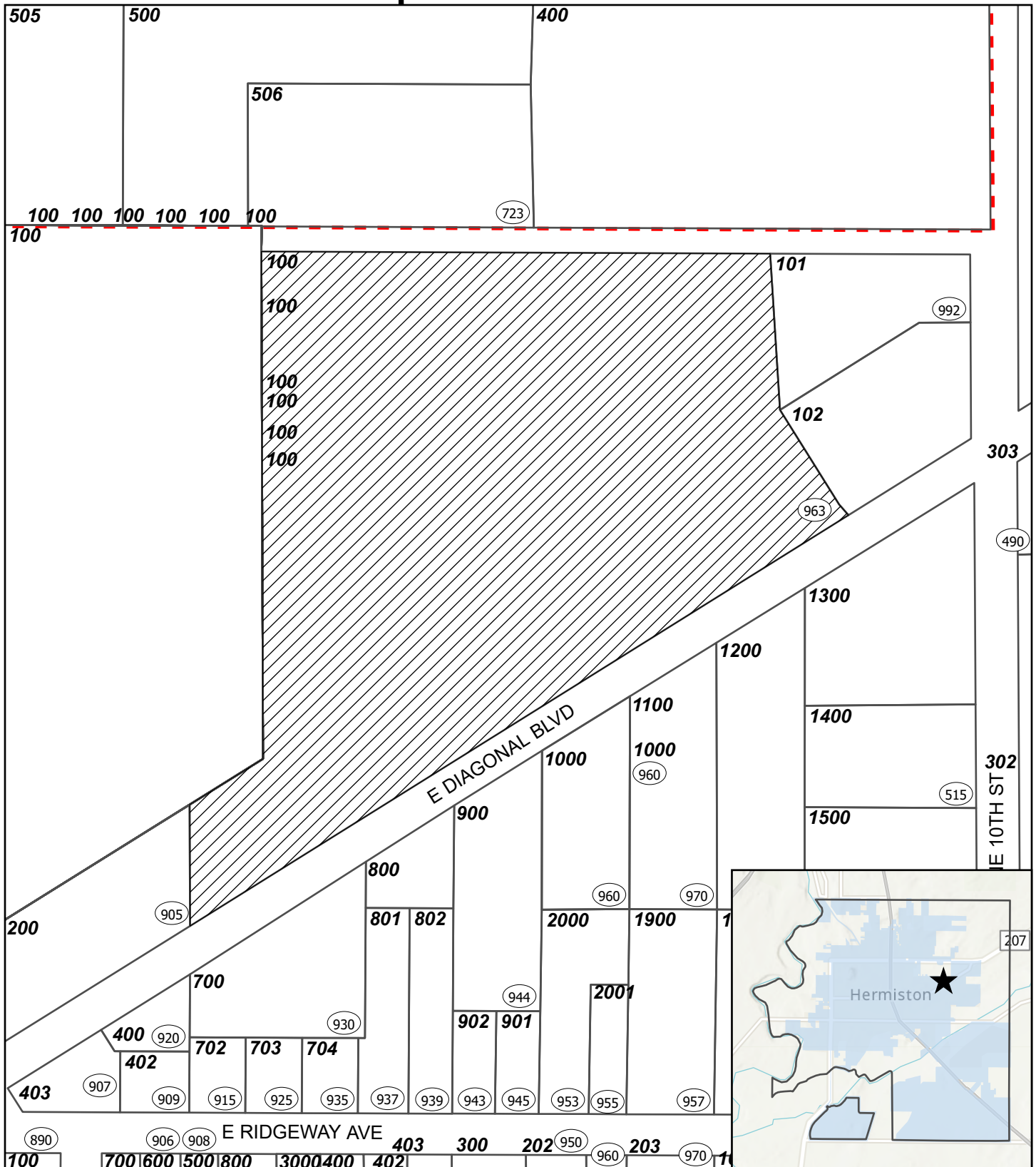
The Hub Hermiston LLC Minor Partition

963 E Diagonal Blvd

November 12, 2025

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. All conditions of approval from the June 12, 2025 site plan approval and July 11, 2025 conditional use approval shall remain in effect.

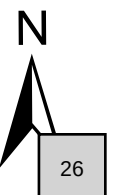
Notice of Proposed Land Use Action



Legend

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

0 100 200 300 400
Feet

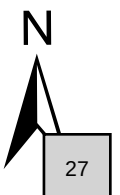
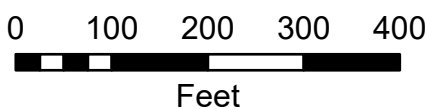


Notice of Proposed Land Use Action



Legend

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

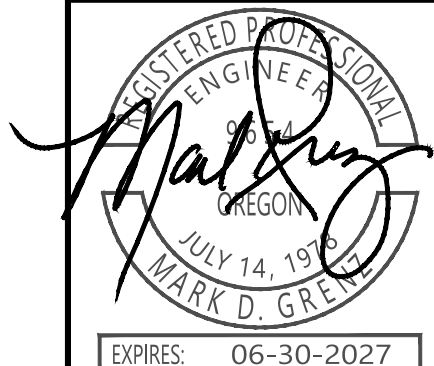


PROPOSED PARTITION
PLAN

THE HUB

NO CHANGES, MODIFICATIONS
OR REPROCESSED DIMENSIONS
MADE WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

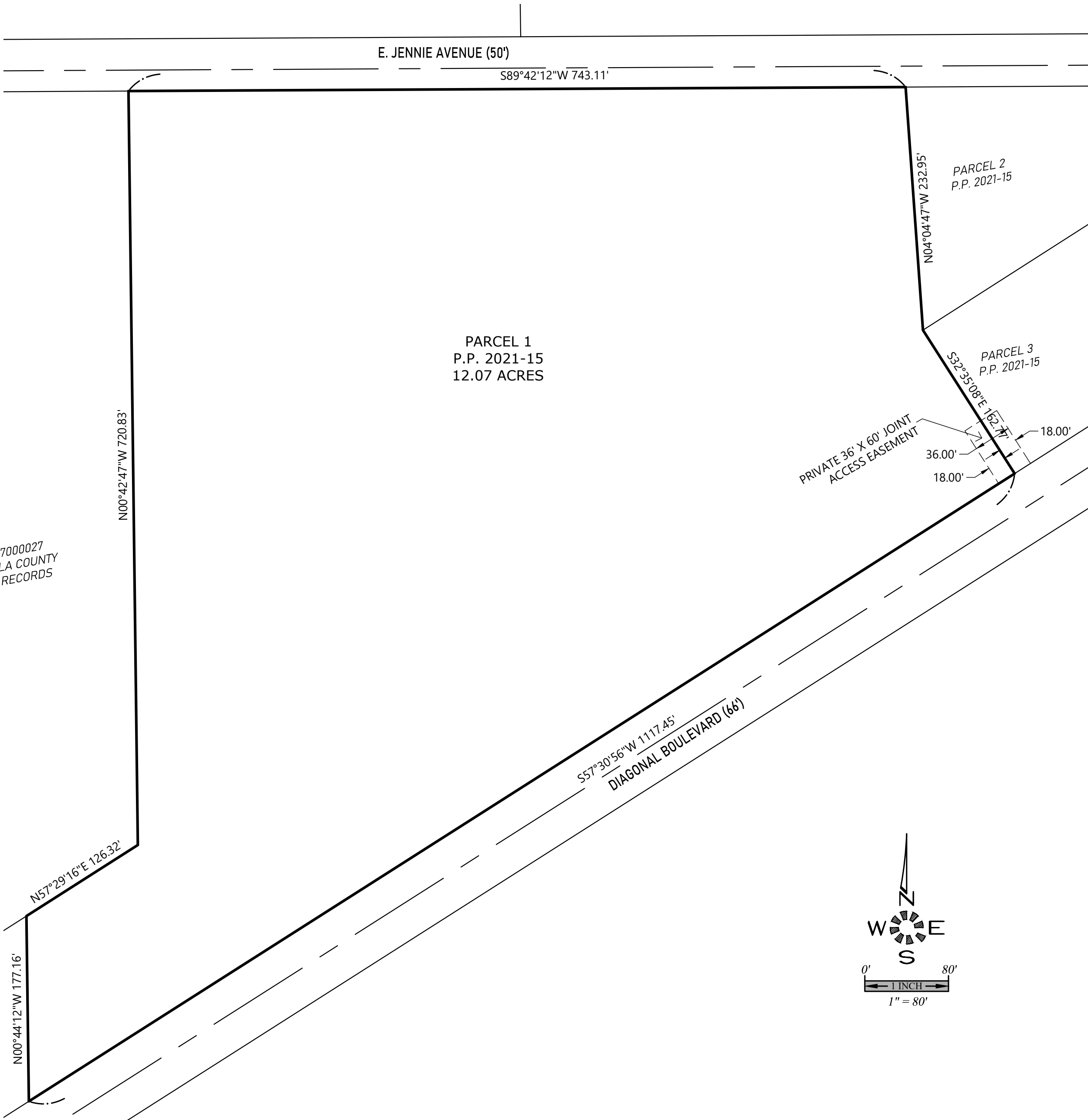
Design: M.D.G.
Drawn: T.M.N.
Checked: J.C.B.
Issue Date: 8/18/2025
Scale: AS SHOWN



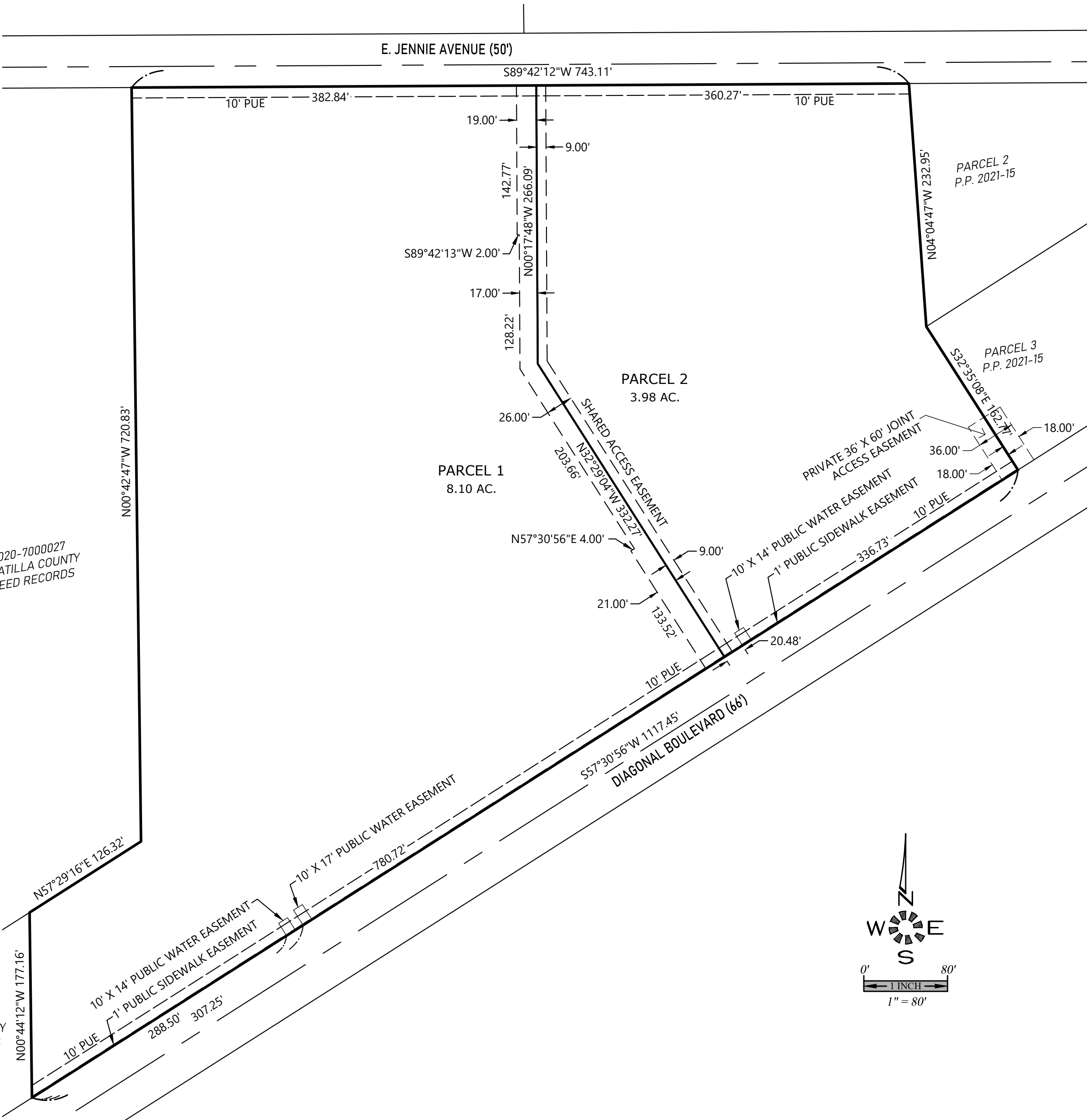
EXPIRES: 06-30-2027

JOB # 7497

THE HUB
NE 1/4, SEC. 11, T. 4 S., R. 28 E., W.M.
963 EAST DIAGONAL BOULEVARD, CITY OF HERMISTON
UMATILLA COUNTY, OREGON
12.07 ACRES



EXISTING



PROPOSED

Conditions of Approval
The Hub Multi-Family and Mini-Storage Development
963 E Diagonal Blvd
June 11, 2025

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

1. 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.
2. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to issuance of any building permit.
3. All storm water shall be retained on site. Use of private dry wells and/or private swales as necessary is required. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
4. Parking lot, mini-storage, and exterior lighting, where proposed, shall be designed not to interfere with adjacent residential uses.
5. Consistent with §157.164(D)(1) of the Hermiston Code of Ordinances the applicant shall be required to participate in a future improvement district to construct and dedicate all public facilities, such as water, wastewater, drainage, curb, gutter, sidewalk and street right-of-way adjacent to the development on E Jennie Ave.
6. Consistent with §157.164(D)(2) of the Hermiston Code of Ordinances the applicant shall be required to improve the E Diagonal Blvd frontage of the entire site with infill paving, curb, gutter, sidewalk, left turn lanes at each entrance to the site and drainage improvements. Design of the E Diagonal Blvd improvements shall be reviewed and approved by the city engineer.
7. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at:
<https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>
8. Signage shall be installed consistent with the provisions of §155.36 of the Hermiston Code of Ordinances (relating to installation of signage in the R-3 zone) which states:
 - a. Application. This section shall apply to all residential districts designated as Multi-Family Residential (R-3) and Multi-Structure Residential (R-4).

- b. Size and height. Signs permitted in the R-1 and R-2 districts are permitted in the R-3 and R-4 zones. For multiple-family dwellings, permitted mobile home parks and conditional uses in the R-3 and R-4 zones, one identification sign totaling 32 square feet in area shall be permitted for each street frontage.
 - c. Location. Signs permitted in these residential districts may be located anywhere on the premises; however, no free-standing sign shall exceed eight feet in height or extend beyond a property line. Building-mounted signs shall be wall-mounted and shall not be erected on any building roof.
- 9. All areas for the standing and maneuvering of vehicles shall be paved with a hard surface of concrete or asphalt prior to the occupancy of any dwelling or mini-storage unit as applicable.
- 10. 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 development.
- 11. Bicycle parking is shown on the site plan and shall be installed as shown in accordance with 157.150(L)(4) of the Hermiston Code of Ordinances.
- 12. The west property line of the site is adjacent to residentially zoned property which is residentially occupied with a manufactured dwelling park currently under construction. Consistent with 157.179(B) of the Hermiston Code of Ordinances (Minimal Resident Disturbance), a sight-obscuring fence of at least five feet in height and not more than six feet in height shall be installed along the west property line of Tax Lot 100 wherever the parking lot is adjacent to the property line. It is recommended but not required that the fencing be installed along the entirety of the west and east property lines for resident privacy and security.
- 13. The developer shall enter into an agreement with the city to address future improvements to the Highway 207/Highway 395 intersection at E Elm Ave and N First St. The agreement will specify a fixed dollar amount equaling 1.9% of the cost of future improvement to add capacity to the interchange. At the discretion of the city, the developer may choose to defer payment until an interchange design is prepared by ODOT and cost estimates assigned.



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of November 12, 2025

Title/Subject

Replat-Umatilla County Housing Authority 4N2811CD Tax lot 1100 588 E Newport Ave

Summary and Background

The Umatilla County Housing Authority has submitted a replat application to remove existing lot lines and vacate an easement on property located at 588 E Newport Ave. The property is approximately .93 acres and is undeveloped. The property is described as 4N2811CD Tax Lot 1100 and is zoned Medium-High Density Residential (R-3). The proposal will remove existing lot lines, creating one parcel, and vacate a 15' easement near the southern portion of the property. The property is owned by the Umatilla County Housing Authority.

The existing property contains 5 existing lots (Lots 1, 2, 3, 4, and a portion of 10) from Block 14 of the Newport Addition to Hermiston. The Umatilla County Housing Authority received site plan approval from the City in July of 2025 to develop a 17-unit apartment complex intended to serve military veterans. The replat is necessary to remove the existing lot lines and allow the proposed buildings to be constructed without crossing property lines. The 15' utility easement is proposed for termination with this replat. The original Newport Addition plat dedicated an alley, which was later vacated by the City in 1976. However, the City retained a permanent 15' utility easement. No utilities are located in the portion of easement proposed to be vacated. The new lot will be approximately 40,510 square feet. The minimum lot size for a multi-family lot in the R-3 zone is 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater. The lot is large enough to accommodate 20 dwelling units, but the development plan only proposes 17.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to property owners within 100 feet on October 29, 2025. A sign informing the public of the proposal was placed on the property on October 29, 2025. No comments were received as a result of the notice.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.027, and 157.101 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The recommended conditions of approval are attached as Exhibit B. The map showing the property boundary, adjacent streets, and parcels, is attached as Exhibit C. An aerial photo is attached as Exhibit D. The Site Plan Notice of Decision containing the conditions of approval is attached as Exhibit E. The final plat as prepared by the surveyor is attached as Exhibit F.

Tie-In to Council Goals

Approval of plats is a matter of administration of City ordinances. Approval of the plat allows the proposed residential development to move forward.

Fiscal Information

There will be no financial change as a result of the partition. The parcel is currently exempt from property taxes.

Alternatives and Recommendation**Alternatives**

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

Recommended Action/Motion

Staff recommends the planning commission approve the final plat with the conditions.

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

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
Liberty Village Replat
Nov 12, 2025

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by E Newport Ave and SE 6th Street. All street rights of way are already platted and no changes are proposed. SE 6th St is fully improved with paving, curb, gutter, and sidewalk. E Newport Ave is partially improved with paving, curb, and gutter.

§154.16 Street and Alley Width.

E Newport Ave is 60' in width and SE 6th St is 50' wide. All existing rights of way are in compliance with the city standards for local residential streets.

§154.17 Easements.

There is an existing 15-foot utility easement running east/west that is being vacated with this replat. Staff recommends requiring 6' public utility easements along the property frontage of E Newport Ave and SE 6th St. ORS 92.044 only permits cities to require easements abutting a street.

§154.18 Blocks.

Block length is not applicable to this replat. All existing streets are platted per the recorded plat for Newport Addition to Hermiston.

§154.19 Lots.

The lot is approximately 40,510 square feet. The minimum lot size for a corner lot in an R-3 zone is 6,000 square feet. Multi-family development requires a minimum lot size of 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater. The lot size of 40,510 square feet permits up to 20 multi-family units and 17 are proposed. The minimum lot size is met for the R-3 zone.

§154.20 Character of Development.

The site is currently vacant. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances. The property has received site plan approval to construct a 17-unit multi-family development to serve military veterans. The surrounding neighborhood is a mix of single family detached housing, attached single-family housing, mobile home park, and a city park.

§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. Newport park is located directly across the street from the property.

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

All streets are paved with some improvements. The civil improvements for this development 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 E Newport Ave and SE 6th St. Water system extensions and fire hydrant locations must be approved by the city engineer.

§154.63 Sanitary Sewer System.

Sewer is available in E Newport Ave and SE 6th St. The sewer layout must be approved by the city sewer superintendent and the city engineer.

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. **These will be reviewed as part of the civil improvement review process.**

(H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**

(I) All necessary curve data. **Shown as required**

(J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**

(K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**

(L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**

(M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**

(N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**

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

Chapter 157: Zoning

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

The property is 40,510 square feet. The property is currently vacant. The lot size is adequate to accommodate a variety of allowed uses, including the proposed multi-family development. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

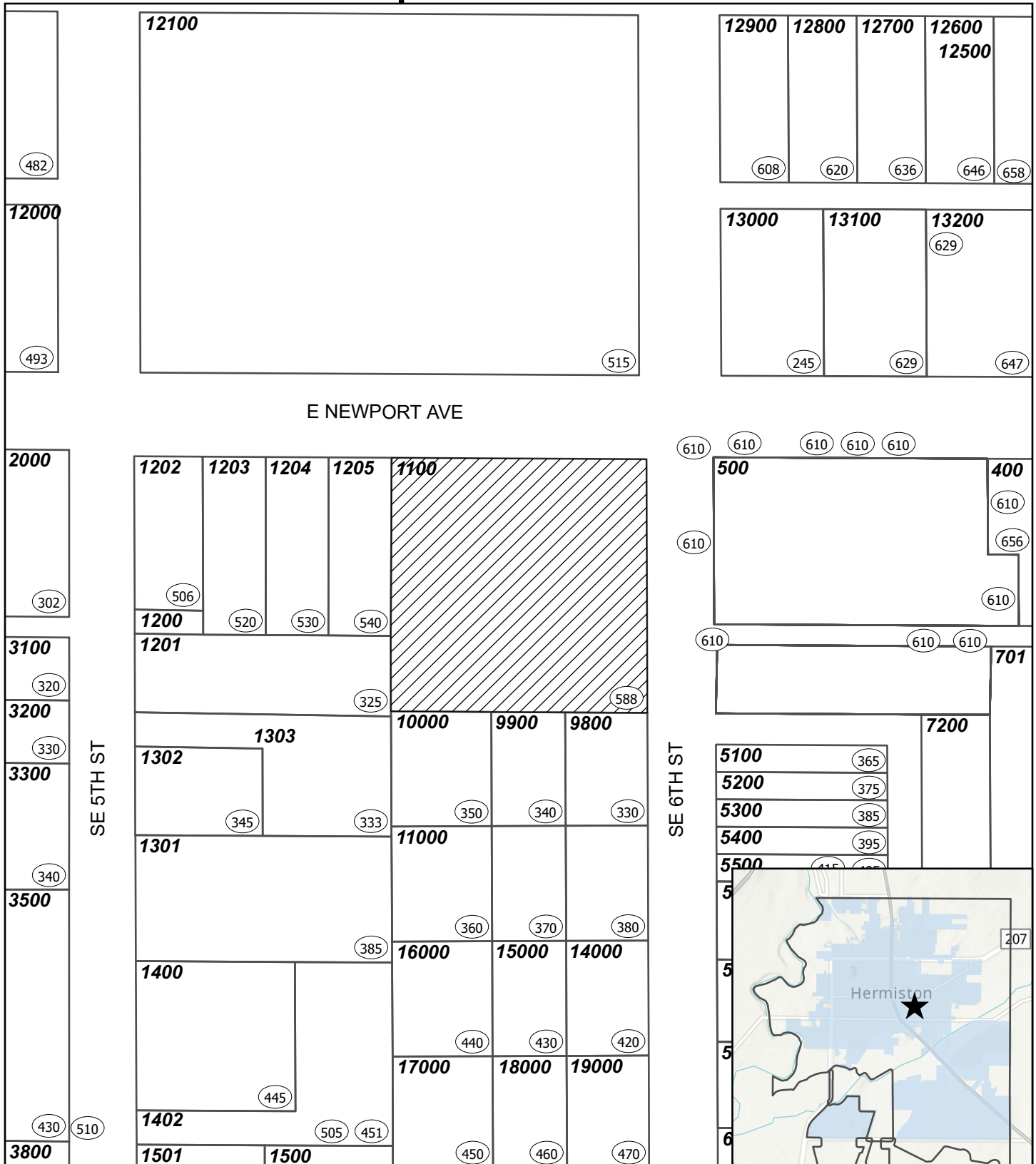
Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage 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
Liberty Village Replat
November 12, 2025

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

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. 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.
2. 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.
3. Easements of six feet in width shall be provided on all lot lines abutting a public street.
4. All conditions of the July 30, 2025 site plan approval remain in effect.

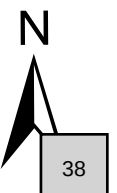
Notice of Proposed Land Use Action



Legend

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

0 100 200
Feet

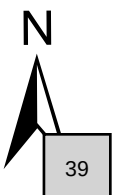
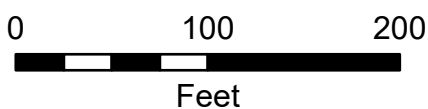


Notice of Proposed Land Use Action



Legend

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



July 30, 2025

Roger Condie
Umatilla County Housing Authority
155 SW 10th St
Hermiston, OR 97838



Re: **Notice of Decision** - Site Plan Approval – Liberty Village Housing

The City of Hermiston has reviewed and conditionally approved the application for construction of a new multi-family housing development for veterans on property described as 4N 28 11CD Tax Lot 1100.

Assignment of Addresses

The new building will be assigned the address of 588 E Newport Ave. Each housing unit within the building shall be assigned a letter. As an example, the office shall be assigned 588A E Newport Ave, the next adjacent unit shall be 588B E Newport Ave, and so forth.

Conditions of Approval

1. 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 development.
2. All storm water shall be retained on-site. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
3. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at:
<https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>
4. Where signage is proposed, said signage shall be installed consistent with the requirements of 155.37 of the Hermiston Code of Ordinances.
5. The property lies within an area subject to potential groundwater pollution hazards due to a high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a

City of Hermiston
PLANNING DEPARTMENT

- registered engineer that the storage will not contribute to groundwater pollution.
6. Sidewalk shall be installed along the property frontage of E Newport Ave and the additional frontage along SE 6th Street to connect to the existing improvements. Existing sidewalk panels along the property frontage of SE 6th Street not meeting ADA compliance shall be replaced. An ADA compliant ramp shall be installed at the southwest intersection of SE 6th St and E Newport Ave. Improvements shall be completed prior to occupancy.
 7. All areas for the standing and maneuvering of vehicles shall be improved with concrete or asphalt in accordance with §157.179(A) of the Hermiston Code of Ordinances. Parking improvements shall be completed prior to occupancy. The site plan indicates 27 spaces are proposed and 26 are required. The proposed parking is approved.
 8. Where site lighting and parking lot lighting is proposed, said lighting shall be designed and installed to avoid any glare projected onto adjacent residential uses per 157.179(D) of the Hermiston Code of Ordinances.
 9. Bicycle parking is shown on the site plan and shall be installed as shown in accordance with 157.150(L)(4) of the Hermiston Code of Ordinances.
 10. The site plan indicates the building will be constructed over an existing 15' easement and over two existing lot lines. A replat of the property to combine the four lots of record, eliminating the lot lines, and vacating the existing 15' easement is required prior to construction.

You may now submit your plans to the city engineer for civil review and to the building department to obtain the necessary permits to begin construction of your facility. Additionally, you have the right to file an appeal of the city's decision. An appeal must be filed within 12 days of the date this letter is mailed. If no appeal is filed by 5 pm on August 11, 2025, the city's decision is considered final.

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

Sincerely,



Clinton Spencer
Planning Director

C: Joshua Lott, Anderson Perry
Byron Smith
Mark Morgan
Development Staff
Building Department

W:\18652 LIBERTY VILLAGE ALTA\602 DWG\18652_REPLAT.DWG

LIBERTY VILLAGE
A REPLAT OF LOTS 1,2,3,4 AND THE NORTH 50 FEET OF LOT 10, BLOCK 14, NEWPORT ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON
SE 1/4, SW 1/4, SECTION 11,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,

NARRATIVE
THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA, OREGON, FOR THE PURPOSE OF REPLATTING LOTS 1, 2, 3, 4 AND A PORTION OF LOT 10, BOCK 14, NEWTON ADDITION TO THE CITY OF HERMISTON, OREGON.

OWNERS DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT THE OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY ACKNOWLEDGE THAT THEY HAVE CAUSED THIS PLAT TO BE CREATED. THEY AUTHORIZE THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH PROVISIONS OF ORS CHAPTER 92, AND THEY RECOGNIZE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF THE PARTITION AS DESIGNATED BY THE COUNTY OFFICIAL, AND FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

SIGNED _____
FOR: THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA, OREGON.

ACKNOWLEDGEMENT:
STATE OF OREGON)
COUNTY OF UMATILLA) SS
I DO HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 2025,
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: _____

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY SURVEYOR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

CITY OF HERMISTON
PLANNING COMMISSION CHAIR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

CITY OF HERMISTON
CITY COUNCIL, MAYOR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

HERMISTON IRRIGATION DISTRICT
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY TAX ASSESSOR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY TAX COLLECTOR
WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY COMMISSIONER

UMATILLA COUNTY COMMISSIONER

UMATILLA COUNTY COMMISSIONER

UMATILLA COUNTY COMMISSIONER

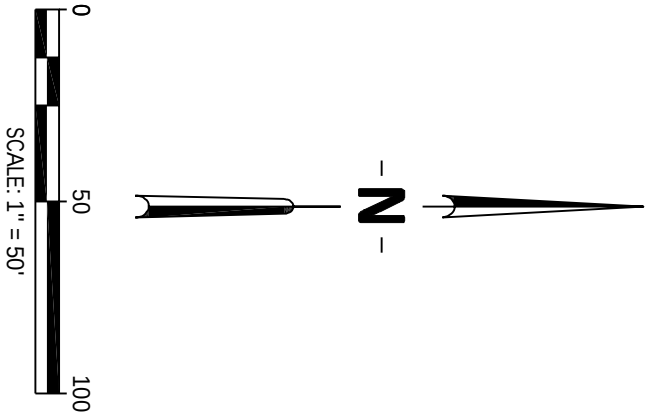
UMATILLA OFFICE OF COUNTY RECORDS
RECORDING INFORMATION
SEAL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL REPLAT AS FILED FOR THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA, OREGON, IN UMATILLA COUNTY, OREGON.

PATRICK JAMES SCOTT, PLS #2823

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PATRICK JAMES SCOTT
JUNE 30, 1997
RENEWS: JUNE 30, 2026



- LEGEND**
- FOUND 5/8" IRON ROD W/YPC
 - ▣ EDWARDS LS #951", OR AS NOTED
 - FOUND ALUMINIUM CAP
 - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP
 - W/YPC
 - IR IRON ROD
 - RR RAILROAD
 - (XXX,XX) PLAT DIMENSION, PLAT OF NEWPORT ADDITION

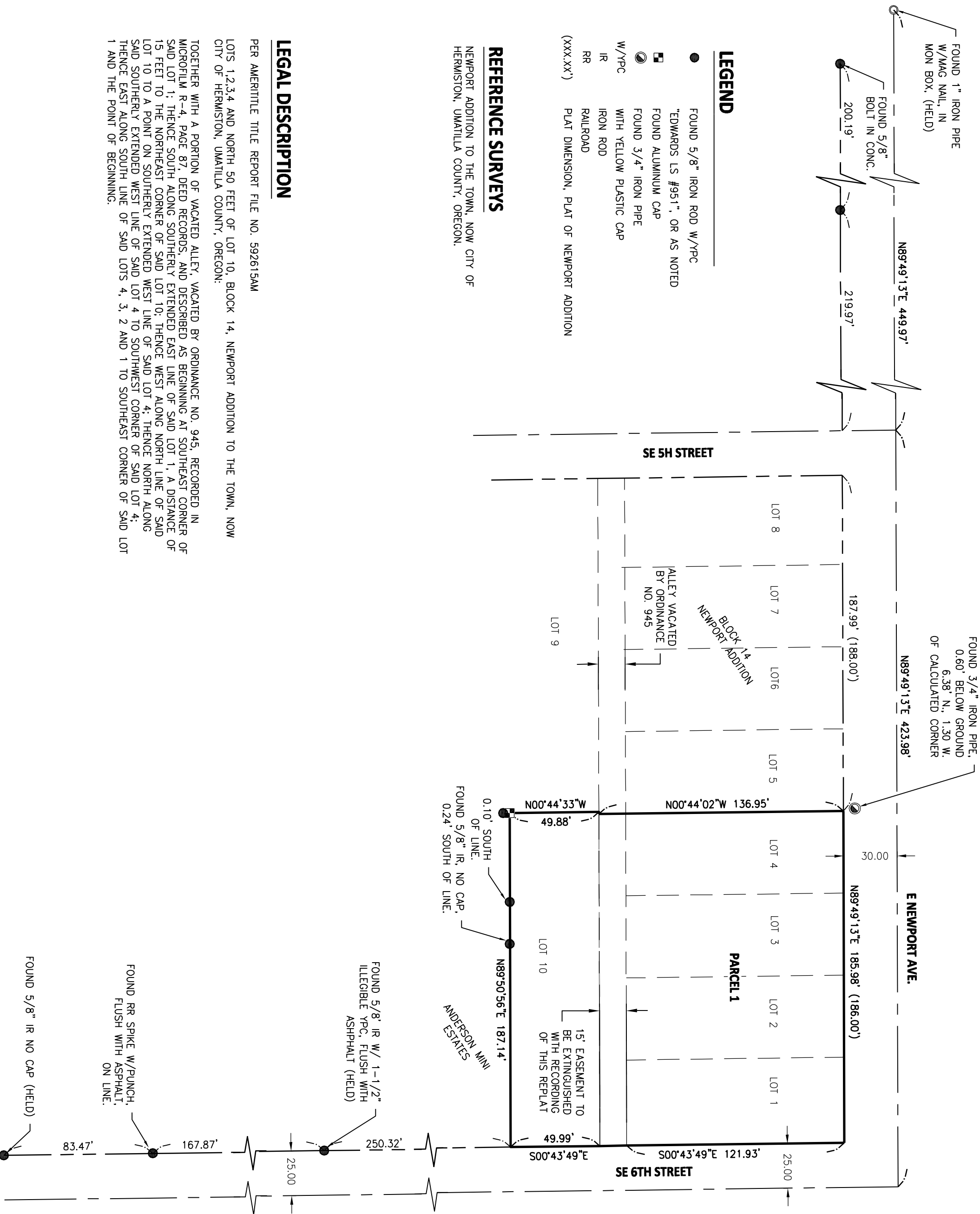
REFERENCE SURVEYS

NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

LEGAL DESCRIPTION

PER AMERITITLE TITLE REPORT FILE NO. 592615AM
LOTS 1,2,3,4 AND NORTH 50 FEET OF LOT 10, BLOCK 14, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, UMATILLA COUNTY, OREGON:

TOGETHER WITH A PORTION OF VACATED ALLEY, VACATED BY ORDINANCE NO. 945, RECORDED IN MICROFILM R-4, PAGE 87, DEED RECORDS, AND DESCRIBED AS BEGINNING AT SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG SOUTHERLY EXTENDED EAST LINE OF SAID LOT 1, A DISTANCE OF 15 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG NORTH LINE OF SAID LOT 10 TO A POINT ON SOUTHERLY EXTENDED WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID SOUTHERLY EXTENDED WEST LINE OF SAID LOT 4 TO SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG SOUTH LINE OF SAID LOTS 4, 3, 2 AND 1 TO SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.



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18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

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FILE: 18652_REPLAT.DWG
JOB NO.: 18652
SHEET 1 OF 1