



# PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

*Where Life is Sweet*

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**June 11, 2025 at 7:00 PM**

## **AGENDA**

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*Other ways of viewing or participating in live meetings are available through:  
Zoom with Meeting ID: 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 May 14, 2025 regular planning commission meeting

**3. HEARINGS**

[A.](#) Zoning Map Amendment & Conditional Use Permit The HUB Hermiston, LLC  
4N2811AD TL 100 - 963 E Diagonal Blvd

**4. NEW BUSINESS**

[A.](#) Replat- 4N2802AB Replat of Sunset Estates & Terra Nova Terrace

**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

May 14, 2025

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

### Introductions

Chairman Fialka welcomed Commissioner Serrano to her first meeting. Commissioners introduced themselves to the newest member of the planning commission.

### Minutes

Commissioner Saylor moved, and Commissioner Misner seconded to approve the minutes of the February 12, 2025, regular meeting. Motion passed.

### Subdivision – Henry K's Phase 2 4N2813BC Tax Lot 3000 – 1125 SE 10<sup>th</sup> St

Planning Director Spencer presented the staff report (PowerPoint attached). Phase 2 is a replat of Phase 1 Lot 31 and contains 47 residential lots. Testimony received from the Hermiston Irrigation District was provided to the commissioners and is attached. A neighboring property owner also provided comments, suggesting a connection to E Highland Ave be made as soon as possible.

### Testimony

Jerry Brandt 33398 Bartley Road Stanfield- Responding to a commissioner's question, Mr. Brandt stated the 20' utility easement between lots 8 and 9 on the preliminary plat is for a sewer line from Highland Ave. The property still belongs to the owner of the lot and is made aware of the easement. It is anticipated that the development will be developed with single-family homes.

### Findings of Fact

#### Chapter 94: Streets and Sidewalks

Three new streets are proposed on the preliminary plat. The applicant proposes an extension of SE Columbia Drive through the phase. This extension will connect to E Highland Ave in future phases in accordance with the Hermiston Transportation System Plan and has sufficient right of way width to accommodate urban minor collector construction standards. A second street is proposed for connection to SE Columbia Drive and SE Owyn Drive. This street is proposed as a local residential street and has adequate right of way width to accommodate local standard improvements. This extension completes the Road A extension proposed in phase 1 and will eliminate the need for a temporary turnaround at the end of SE Owyn Drive. The third street is a short cul-de-sac extending southeast from SE Columbia Drive designated as Road C on the preliminary plat. Since this street is not in a north/south alignment, staff recommends not using a number designation. Road C shall be designated as SE (Proper Name) Court on the final plat.



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## **Chapter 154: Subdivisions**

### **Design Standards**

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

The preliminary plat is adjacent to SE 10<sup>th</sup> Street and 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. SE Owyn Drive is a local residential street and has 50 feet of right of way width in accordance with public works drawing ST11. One cul-de-sac street serving twelve lots is proposed.

Fire and emergency access rules require two points of access for development exceeding 31 residential lots. With the completion of phase 2, there will be 75 lots accessing from a single point on SE 10<sup>th</sup> Street. 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 10<sup>th</sup> 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 urban minor collector street has a right of way width of 56 feet satisfying the higher requirement for collectors. 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. The preliminary plat notes several existing easements on the property, including PacifiCorp power easements accommodating electrical transmission infrastructure and an irrigation easement along the A Line Canal.

#### **154.18 Blocks.**

SE Columbia Drive is prepared in accordance with the 600-foot maximum block length for residential streets. The completion of SE Owyn Drive exceeds the 600-foot length requirement. The planning commission discussed if a pedestrian easement and path is desirable to connect SE Owyn Drive to future development to the north during the preliminary plat review for phase 1. During that discussion, the planning commission found that a pedestrian path was not in the public interest.

#### **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 10 through 17 exceed the minimum lots size of 6,500 square feet in the R-2 zone. All of the remaining lots exceed the minimum lot size of 5,000 square feet in the R-3 zone. Corner lots meet or exceed the 6,000 square foot minimum lot size and 70-foot minimum width. Where possible, all side lot



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lines are at right angles or are radial to street lines. There are four corner lots in the proposed development. Lots 21, 32, 33 and 47 are corner lots with frontage on SE Columbia Drive and also on lower classification residential streets. To preserve the functionality of traffic movements on SE Columbia Drive, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lots 32, 33 and 47 shall not access SE Columbia Drive. Due to the 70' depth of lot 21, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lot 21 shall not access Road C (SE XXX Court).

### 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 and R-3 zone for single-family dwellings. No proposed R-2 lots are large enough to accommodate multi-family dwellings. Eleven R-3 lots are adequate in size to accommodate triplex or higher density uses. Uses permitted in the R-2 and R-3 zones are listed in §157.026 through 027 of the Hermiston Code of Ordinances.

### 154.21 Parks, School Sites and the Like

The comprehensive plan and parks master plan indicate a need for a park in the vicinity of the proposed development. The developer dedicated Lot 30 of phase 1 to the city to develop a park accessing the A Line Canal. The city is in negotiations with the developer to purchase Lot 1 of phase 2 to provide vehicle parking and access to SE 10<sup>th</sup> Street for the future park on Lot 30.

### 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
- (b) names of recorded owners of adjoining parcels of unsubdivided land

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. Names of adjacent property owners are collected by city staff as part of the land use action noticing 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.





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## 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.

SE 10<sup>th</sup> Street is partially improved with paving, curb, and gutter for approximately 330 feet along the development site from the A Line Canal to the south edge of SE Columbia Drive. Sidewalk shall be required along the SE 10<sup>th</sup> Street frontage of Lots 1, 2, 3, and 4 at the time development occurs on these lots. 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 10<sup>th</sup> Street.

## 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 10<sup>th</sup> Street.

## 154.64 Drainage.

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

## 154.65 Sidewalks.

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

## 154.66 Bikeways.

The City of Hermiston Transportation System Plan calls for on-street bikeways on SE Columbia Drive and SE 10<sup>th</sup> Street. Striping will be required as part of the public improvement design and construction.

## **Chapter 157: Zoning**

### 157.026 Medium Density Residential Zone (R-2)

Lots 10 through 17 are created in conformance with the requirements of the R-2 zone. All the proposed lots exceed the minimum lot size of 6,500 square feet. All proposed lots are at least 60 feet wide, and 80 feet deep.



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

Lots 1 through 9 and 18 through 47 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 and corner lots are at least 6,000 square feet. All proposed lots are at least 60 feet wide, and 80 feet deep and meet the 25-foot minimum street frontage requirement in 157.027(C)(3).

#### 157.101 Development Hazard Overlay (DH)

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.

#### Conditions of Approval

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. Road C shall be labeled as a named street on the final plat with a SE prefix and Court suffix.
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 Lot 21 shall not access Road C (SE XXX Court) and Lots 32, 33, and 47 shall not access SE Columbia Drive.



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8. A per lot assessment for Lots 1 through 47 shall be established of \$1,557. The assessment will be collected at the time of building permit issuance on each lot and shall be used for replacement of the A Line Canal bridge. Said fee is based upon the residential trip cap of 325 peak hour residential trips and a development plan of 208 residential lots. Should the trip cap or lot count be amended in subsequent phases, recalculation of the fee for lots 48 and above shall be performed by the City. At the discretion of the developer, the city shall also accept full payment for all 47 lots as one lump sum payment of \$73,179 prior to any permit issuance.
9. Sidewalk shall be installed along the SE 10<sup>th</sup> Street frontage of Lots 1 through 4 at such time that residential development occurs on each respective lot.
10. SE Columbia Drive is designated as an urban minor collector on the Hermiston TSP and shall be designed with on-street bike lanes through the development. An on-street bike lane shall be striped on the east side of SE 10<sup>th</sup> Street adjacent to Lots 1 through 4 when residential construction commences on each lot.

There was discussion on block lengths exceeding 600' and the opinion that a pedestrian easement along this particular block would not provide enough of a benefit to require. It is anticipated that the canal bridge replacement will occur within the next five years, bringing the bridge up to the needed standard.

Commissioner Hamm moved and Commissioner Saylor seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved and Commissioner Saylor seconded to approve the Findings of Fact as written. Motion passed. Commissioner Hamm moved and Commissioner Saylor seconded to approve the Conditions of Approval as written. Motion passed. Commissioner Hamm moved and Commissioner Saylor seconded to approve the preliminary plat with the conditions of approval. Motion passed.

### **Final Plat – Upland Meadows Phase 1 & 2 4N2802A Tax Lot 500 811 E Theater Lane**

Planning Director Spencer presented the staff report for the final plat of Upland Meadows Phase 1 & 2. These two phases include 39 residential lots. The plat received preliminary approval in January of 2024.

### **Testimony**

Erica Nelson MonteVista Homes 389 SE Scalehouse Ct Bend OR- In response to a commissioner's questions regarding sidewalk installation along E Theater Lane, Ms. Nelson stated sidewalk installation to the east would be completed in approximately two years with Phases 5 & 6 of the development.

Commissioners discussed the flag portion of the property that extends to NE 10<sup>th</sup> St. It will be paved and a gate installed when the abutting phase of the development occurs.

### **Findings of Fact & Conditions of Approval**



April 17, 2025

City of Hermiston  
Building & Planning Department  
180 NE 2<sup>nd</sup> Street  
Hermiston, OR 97838

**RE: Final Plat Application – Upland Meadows Phases 1 and 2**

Please accept this letter and the enclosed materials on behalf of Redmond Land Group, LLC (Applicant), for the Final Plat Application for Upland Meadows Phases 1 and 2. The City of Hermiston Planning Commission approved a preliminary plat for the Upland Meadows subdivision located at 811 E Theater Lane on January 10, 2024. The preliminary plat was approved with conditions, which have been met and are addressed in this narrative, along with the applicable final plat requirements in Code of Hermiston Chapter 154. These findings are supported by substantial evidence in the Final Plat Application, including the Final Plat, completed Final Plat Review Form, and the January 16 Preliminary Plat Approval Letter. Considered together, this information provides the necessary basis for the City to approve the application.

**Applicable Criteria**

Code of Hermiston

Title 15 Land Usage

Chapter 154 SUBDIVISIONS

Final Plat

154.45 Submission to City Council

The final plat shall be submitted to the City Council in a form as prescribed by the statutes of the state and as acceptable to the city. In addition to the requirements of the law, the subdivider shall provide the city with three prints on transparencies acceptable to the City Planner, and three prints thereof, together with copies of any deed restrictions where such restrictions are too lengthy to be shown on the plat; provided, however, that these transparencies need not be submitted until the final plat has been approved by the City Council.

**Response:** The Final Plat (Exhibit B) has been prepared by a Professional Land Surveyor (PLS) registered in the State of Oregon in the form prescribed in Oregon Revised Statute (ORS) Chapter 92. Copies of the plat can be provided to the City in the manner described in 154.45. The requirements are, or can be, met.

154.46 Final Plat Requirements

The final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings;
- (B) The lines of all proposed streets and alleys with their width and names;
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use.
- (D) The line of departure of one street from another;

- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;
- (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;
- (I) All necessary curve data;
- (J) The location of all survey monuments and bench marks together with their descriptions;
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;
- (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;
- (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; and
- (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.

**Response:** The Final Plat (Exhibit B) shows the applicable elements listed above.

#### Conditions of Approval

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.

**Response:** The Applicant has coordinated with Hermiston Irrigation District (HID) and the Final Plat (Exhibit B) contains a signature line for HID. HID signature can be collected prior to City of Hermiston signature on the final plat. The condition is, or can be, met.

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.

**Response:** Grading, storm drainage, curb and gutter, sidewalks, street paving, and service utilities for the subdivision have been designed and constructed in compliance with City standards and specifications. Upon final approval from the City engineer, the condition will be met.



3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

**Response:** Streetlights have been installed and will be part of the public infrastructure dedicated to the City concurrent with the Final Plat. The condition is met.

4. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinance (relating to the control of blowing dust) during all phases of construction.

**Response:** Construction of Phases 1 and 2 has occurred in accordance with the applicable provisions of Section 92.22 of Hermiston Code of Ordinance.

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. Specifically, Roads 2, 3, and 4 are streets running east/west and shall all be designated as Avenues. The NE 9th Place extension is properly designated in the preliminary plat and shall retain that designation. Road 1 forms a complete loop around the development and shall be designated as a Drive. A short section of road is in alignment with NE 8th Place and shall be designated as NE 8th Place.

**Response:** The Final Plat (Exhibit B) shows E Kinsley Avenue (Road 2) running east/west and NE 9<sup>th</sup> Place running north/south. NE Laurel Springs Drive (Road 1) runs east/west through Phases 1 and 2 but will ultimately form a complete loop around the project. The condition is met.

6. Easements of at least 10 feet in width shall be provided along all street frontages.

**Response:** The Final Plat (Exhibit B) shows 10-foot Public Utility Easements (PUEs) along the frontage of each lot. The condition is met.

7. The development abuts NE 10th Street. Although no access to NE 10th Street is proposed, the 60 feet of frontage for NE 10th Street shall be improved to urban major collector status concurrent with the Phase 8 improvements. Should the phasing of the development change from that proposed on the preliminary plat, the improvements shall be installed at the same time as then improvements corresponding to Phase 8 on the preliminary plat.

**Response:** Phases 1 and 2 are located on the south end of the project. NE 10<sup>th</sup> Street is located at the north end of the project. Therefore, the condition does not apply to Phases 1 and 2. However, the condition can be met with Phase 8 or the corresponding phase.

8. The north line of E Theater Lane along the entire frontage of the development shall be improved to urban minor collector status concurrent with each abutting phase improvements.

**Response:** The E Theater Lane frontage along Phases 1 and 2 has been designed and constructed to urban minor collector standards in compliance with City standards and specifications. The condition is met.

9. A connection to NE 10th Street is necessary for pedestrian access and secondary fire access.

**Response:** Phases 1 and 2 are located on the south end of the project. NE 10th Street is located at the north end of the project. Therefore, the condition does not apply to Phases 1 and 2. However, the condition can be met with the appropriate future phase.

10. 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.





**Response:** No outdoor storage of chemicals or underground storage of gasoline or diesel fuels are planned during or after the construction of this subdivision; therefore, this standard is met.

11. A notation shall be placed on the final plat stating that lots 34 through 56 shall not establish driveways onto Theater Lane

**Response:** Lots 39-47 of Phases 1 and 2 front E Theater Lane. Plat Note #4 on the Final Plat (Exhibit B) states: "Lots 39-47 shall not establish driveways onto E Theater Lane." The condition is met.

Please let us know if you have any questions or need any additional information for the Final Plat review. Thank you in advance for your time.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**



Joey Shearer, AICP  
2245 Robertson Drive  
Richland, WA 99354  
509-905-0219 | [shearerj@aks-eng.com](mailto:shearerj@aks-eng.com)

**Attachments:**

Exhibit A – Final Plat Review Form  
Exhibit B – Final Plat  
Exhibit C – Narrative  
Exhibit D – Preliminary Plat Approval Letter





## PLANNING COMMISSION

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Regular Meeting Minutes  
May 14, 2025

Commissioner Saylor moved and Commissioner Guerrero seconded to make the file a part of the record. Motion passed. Commissioner Saylor moved and Commissioner Guerrero seconded to approve the final plat. Motion passed.

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

Patrick Collins, a former planning commissioner speaking via Zoom, expressed how grateful he was to have the opportunity to serve with everyone on the commission.

June's meeting agenda will include a hearing for the proposed apartment complex on Diagonal Blvd.

Planning Director Spencer again requested a volunteer to serve on the Transportation Advisory Committee for the Transportation System Plan update.

### **Adjournment**

Chairman Fialka adjourned the meeting at 7:52PM.

# HERMISTON IRRIGATION DISTRICT



366 East Hurlburt Avenue  
Hermiston, OR 97838-2445  
Office: 541-567-3024  
Fax: 541-564-1069  
Mobile: 541-571-7698  
E-mail: [Manager@hermistonid.org](mailto:Manager@hermistonid.org)

May 9, 2025

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

**Re: Henry K's Phase II  
Preliminary Sub-Division for 4N2813BC 3000**

Director Spencer,

I have reviewed the information regarding the preliminary sub-division submitted by Allied DCS, Inc. for the property listed above. My research has shown that this property is within the District boundary, and has water rights with Hermiston Irrigation District. HID is currently working with Mr. Brandt to transfer the water rights off of this property.

There is a federal easement that runs along the Northern side of this property for the A-Line Canal. The total easement for the canal is 70', which is 40' north and 30' south from the center of the canal.

At this time, Hermiston Irrigation District needs to implement a Developer's Agreement for Phase I and II as well as a Fencing Agreement with Hermiston Home Works, Inc. to safeguard our infrastructure. When these agreements are in place, the District will lift its objection to this development.

Respectfully,

*Karra*

Karra Van Fossen  
Water Right Specialist





# Hermiston Planning Commission

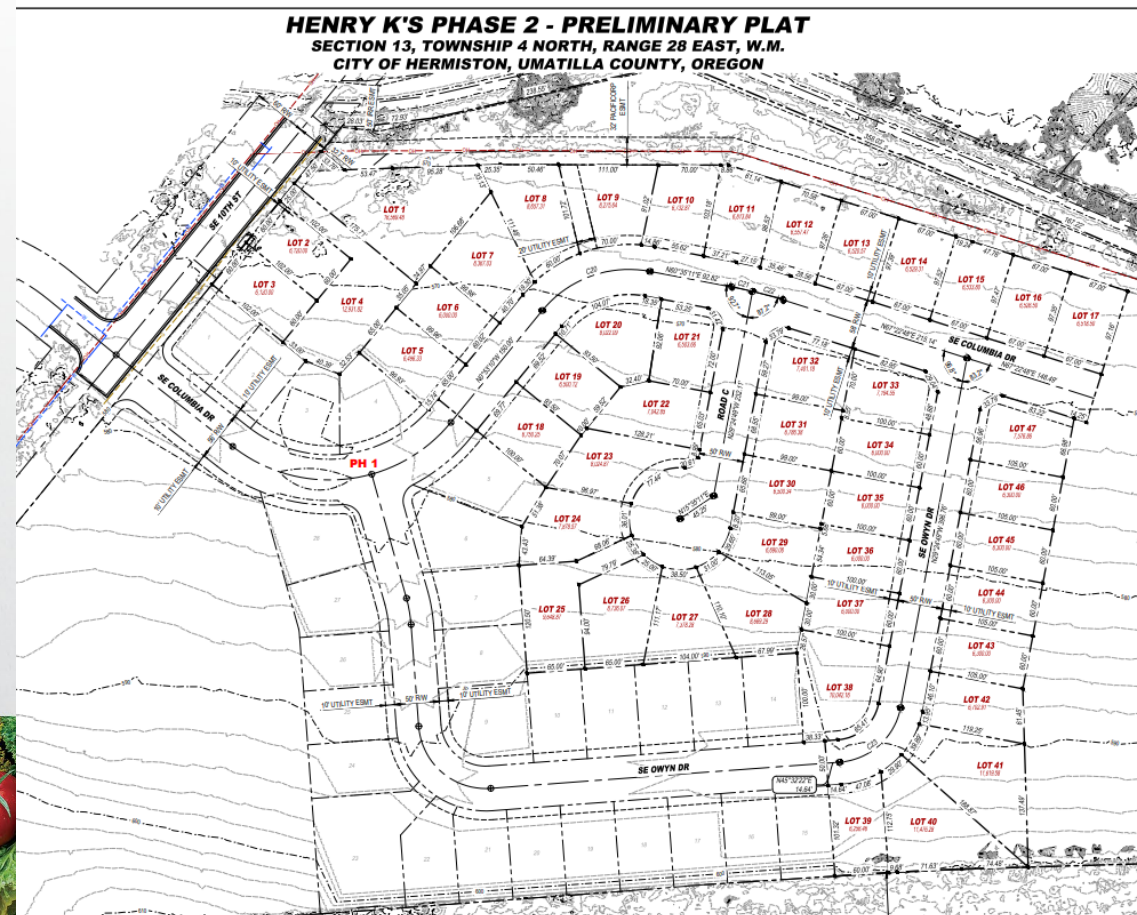
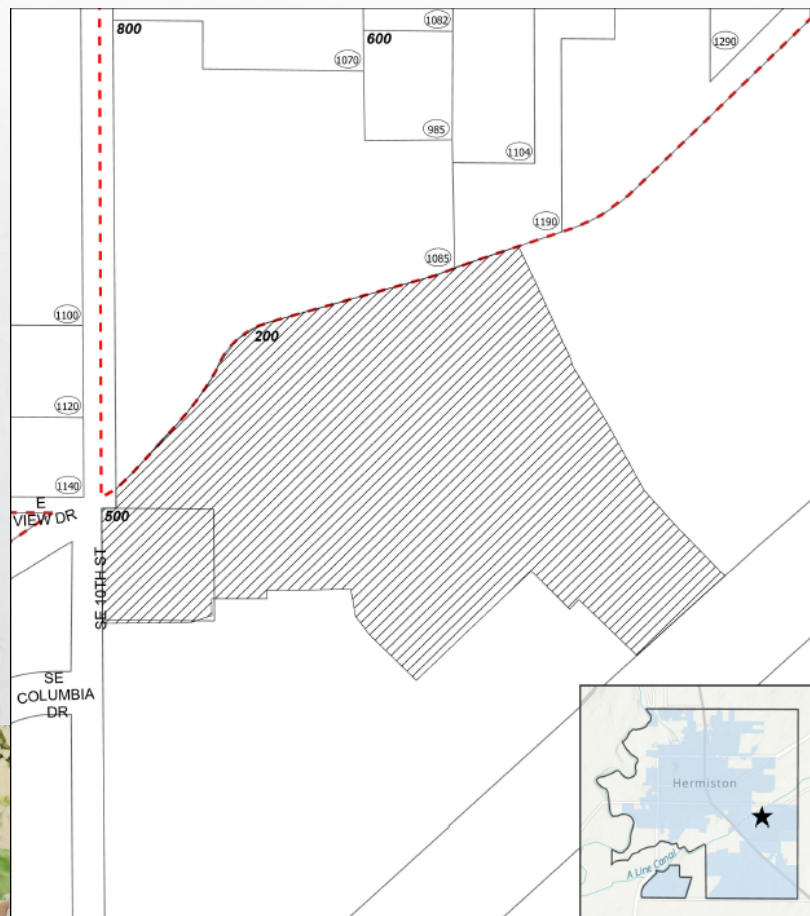
May 14, 2025







# Preliminary Plat - Henry K's Phase 2

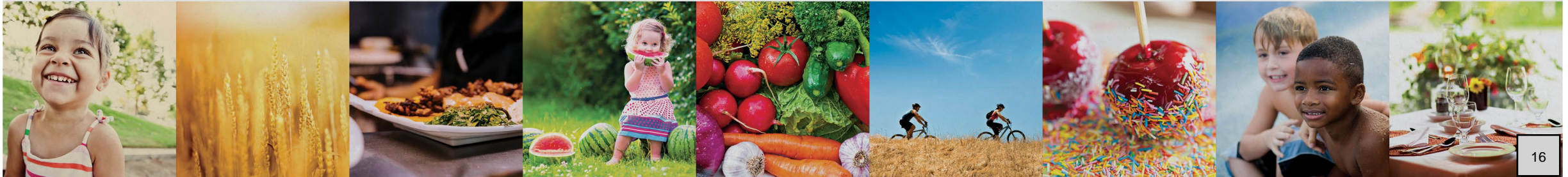






# Preliminary Plat - Henry K's Phase 2

- Testimony
  - **Hermiston Irrigation District**
    - Requests agreement with developer
  - **Neighboring property owner (did not provide name)**
    - Requests SE Columbia Drive be extended to E Highland Ave with this phase







# Preliminary Plat - Henry K's Phase 2

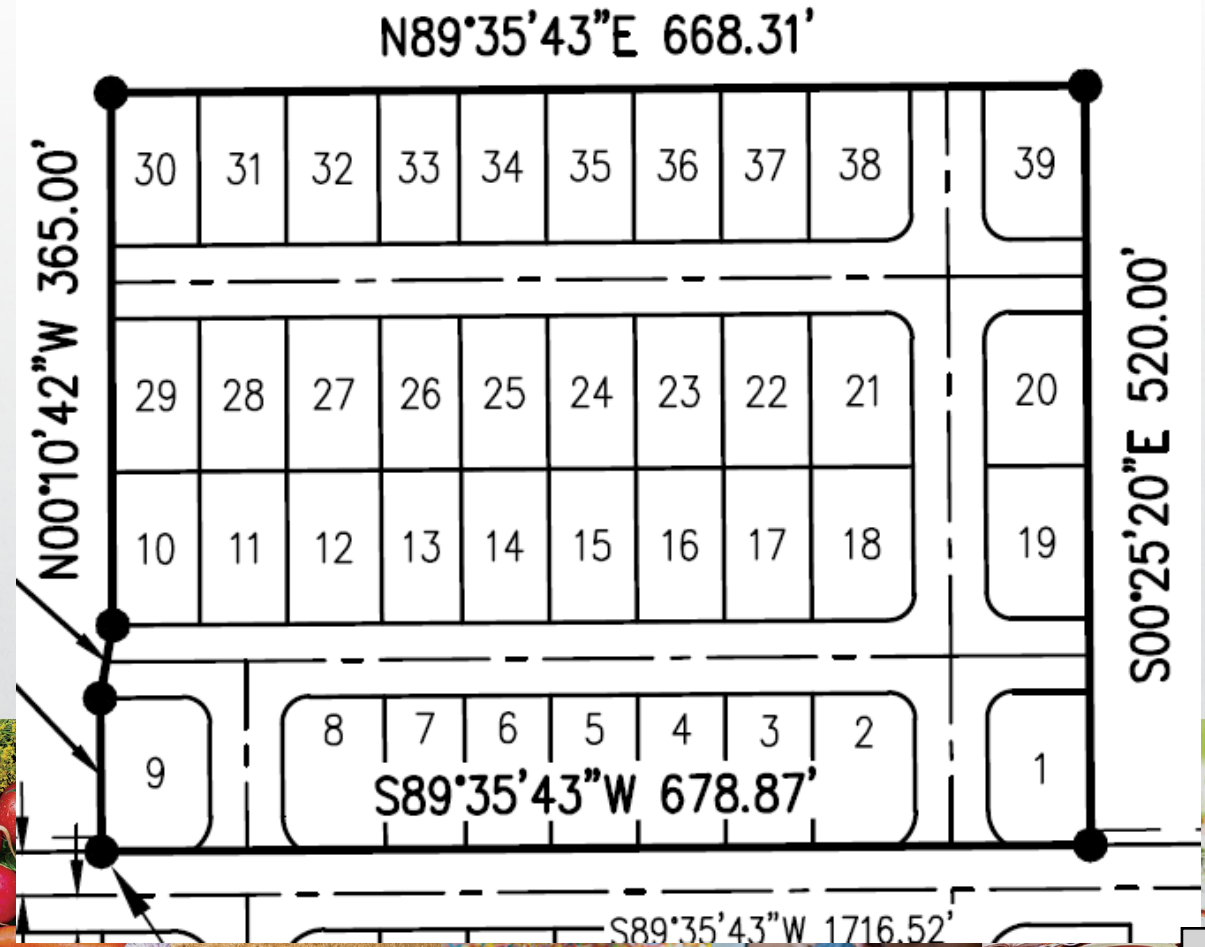
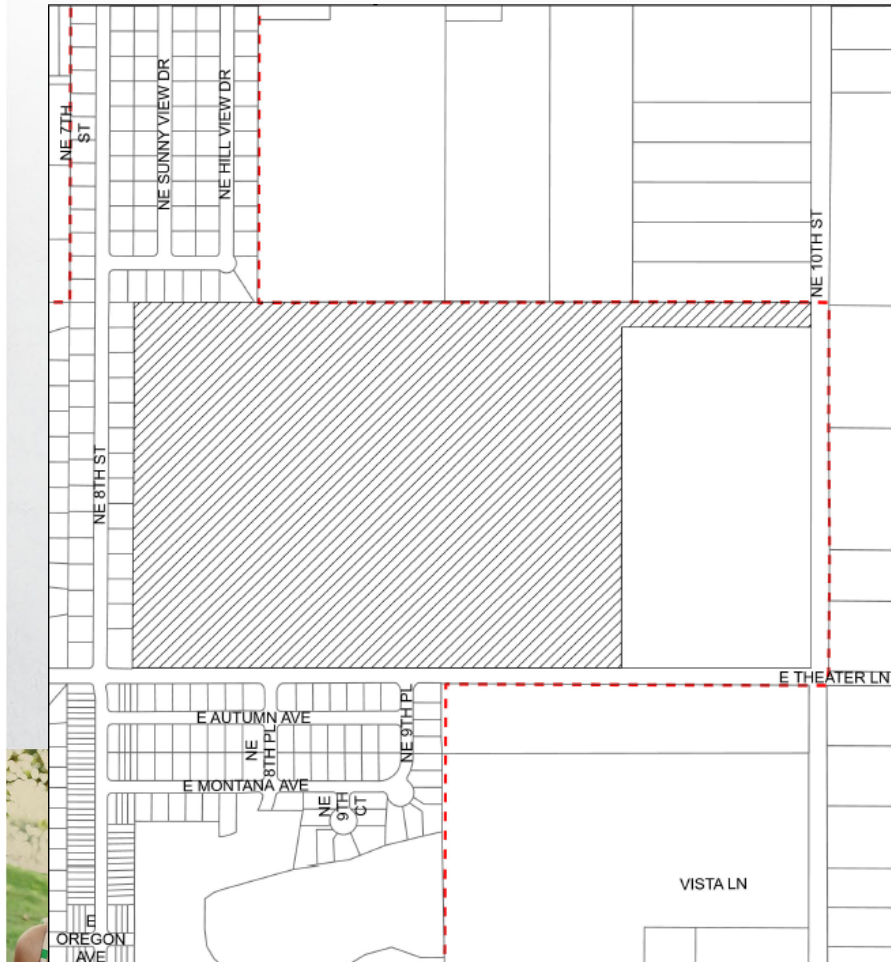
## Recommended conditions of approval

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval.
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.
3. Streetlights shall be installed at the applicant's cost.
4. Applicant shall control blowing dust during construction
5. Road C shall be labeled as a named street on the final plat with a SE prefix and Court suffix.
6. The City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
7. Notations for access restrictions shall be placed on the plat for Lots 21, 32, 33, and 47.
8. A per lot assessment for Lots 1 through 47 shall be established of \$1,557.
9. Sidewalk shall be installed along the SE 10<sup>th</sup> Street frontage of Lots 1 through 4.
10. SE Columbia Drive is designated as an urban minor collector on the Hermiston TSP and shall be designed with on-street bike lanes .





# Final Plat- Upland Meadows Phase 1 & 2





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of June 11, 2025

**Title/Subject**

Zoning Map Amendment & Conditional Use Permit The HUB Hermiston, LLC 4N2811AD TL 100 - 963 E Diagonal Blvd

**Summary and Background**

The planning commission is holding a hearing to consider multiple land use actions on property located at 963 E Diagonal Blvd. The property is described as 4N 28 11AD Tax Lot 100 and is split zoned. The north 8.36 acres is zoned Medium-High Density Residential (R-3) and the south 3.71 acres is zoned Outlying Commercial (C-2). The applicant seeks to amend the zoning designation of the south 3.71 acres from C-2 by adding the Neighborhood Commercial Overlay (NCO). The NCO designation adds multi-family housing and mini-storage to the permitted C-2 uses. Properties with the NCO designation may apply for conditional use permits for multi-family housing and mini-storage. The planning commission will also consider the proposed conditional use permit for the multi-family housing and mini-storage.

In addition to the land use actions being considered by the planning commission for this property, there are two additional land use actions under consideration which are administrative decisions by planning staff. Administrative decisions on this property consist of a site plan review and two middle housing land use adjustments. The site plan review is for the 210 multi-family units on the north 8.36 acres of the site. The middle housing land use adjustments are a new statewide process established under SB 1537 from 2024 allowing developments producing new housing to request up to 10 deviations from existing land use regulations of up to 10%. Requested deviations are "shall approve" per SB 1537 provided the applicant meets the statutory burden of proof. In this case, the developer has requested two deviations. The first is a density increase of 3% allowing 270 units on the site. Without the deviation, the site density is limited to 262 units. The second deviation is a maximum building height deviation of 10%. The maximum building height in the R-3 zone is 35 feet and the applicant requested to increase the maximum building height to 38.5 feet to allow for pitched roofs.

Per §157.232 of the Hermiston Code of Ordinances, where multiple land use permits or zone changes are required, the hearings and applications may be applied for and conducted at one time. Therefore, the hearing before the planning commission will consider the zone change and conditional use permit as one hearing and one decision by the planning commission. The administrative decisions have been prepared by staff and are included in the planning commission packet. Using this criteria the city has provided a single public notice using the most restrictive noticing requirement in the code. One notice was provided to all property owners



within 300 feet of the site and providing 20 days for the submission of comments on the zoning amendment and 14 days for the site plan, middle housing land use adjustments, and conditional use land use actions. The site plan and middle housing land use adjustment require only 100 feet and 14 days of noticing, but the notification radius was expanded due to the combined application process and increased impact from the development.

The area under consideration is majority residential. The land to the north is considered open space and contains the Baker's Pond wetland area, an electric substation, and rural single-family development. Land to the west contains commercial/industrial development (O-So-Kleen) and the Santiago Manufactured Dwelling Park. Land to the south is developed with single-family residential development, a church, and Sandstone Middle School. Land to the east is developed with the Diamond Run development, Sandstone Middle School, and two acres of vacant commercial land. The property location on a major collector street, in close proximity to a middle school and walking distance to two elementary schools, and with a variety of housing within 500 feet is well-suited to accommodate multi-family housing and mini-storage uses.

The proposed zone change adds the Neighborhood Commercial Overlay to the existing Outlying Commercial zoning on the south 3.71 acres of the site. The entire development site was rezoned in 2017, changing the zoning from Light Industrial to a mix of residential and commercial zoning. At the time, the city recognized that industrial zoning was no longer appropriate for the site given the relocation of the state highway from Diagonal north to Elm Avenue and the ongoing residential development in the area. Given the major collector status of Diagonal Blvd, the planning commission felt that there was sufficient potential for continuing the Main Street commercial development eastward and creating a new commercial node at the intersection of NE 10<sup>th</sup> Street and Diagonal Blvd. Eight years has now passed with no interest shown in commercial development on the Diagonal frontage. Staff agrees with the applicant that adding the NCO overlay is appropriate. There are two additional lots which are not part of this development and located at the intersection of NE 10<sup>th</sup> Street and Diagonal which retain the exclusive C-2 zoning and may provide satisfactory commercial sites in the future.

Amendments to the zoning map are subject to the approval criteria in §157.226 of the Hermiston Code of Ordinances and are considered a quasi-judicial land use action. Quasi-judicial land use actions have an impact on a specific site and do not have widespread and significant impact beyond the immediate area of proposed amendment. When considering an amendment to the zoning map, the City must consider four criteria, as well as how the proposal complies with the statewide planning goals. The four criteria applicable to the proposal are contained in 157.226(E) of the Hermiston Code of Ordinances and are as follows:

1. The change is in conformance with the Comprehensive Plan and also the goals and policies of the plan;
2. The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration;
3. The public need is best served by changing the classification of the subject site in question as compared with other available property;
4. The potential impact upon the area resulting from the change has been considered.

§157.208 of the Hermiston Code of Ordinances provides the method and approval criteria necessary for approving or denying a conditional use. The specific findings required by this section are:

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

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

The applicant has provided a seven page narrative in support of the rezoning and an additional four page narrative supporting the conditional use permit. The narratives constitute findings of fact in support of the application and address each criteria in 157.226 and 157.208 respectively. For the planning commission's reference, the findings state that a traffic impact analysis is not required and this fact is true under the Transportation Planning Rule for map amendments (OAR 660-012-0010). However, a TIA was still prepared to support the overall site development and is included in the application materials before the planning commission.

The amendment of the zoning on the property to the NCO overlay includes development of multi-family housing as an optional use and in fact 60 units are proposed within the NCO portion of the site. The city's 2021 Housing Needs Analysis finds that the city has a need for 298 multi-family housing units in groups of five or more between 2021 and 2040. This amendment and conditional use permit specifically addresses and satisfies 20% of the city's large scale multi-family need for the next 20 years. The overall development of 270 units satisfies 90% of the city's large-scale multi-family housing need.

With the approval of the two middle housing land use adjustments and rezoning of the southern portion of the property to NCO, all city requirements are satisfied in the overall development of 270 multi-family units. The NCO zoning requires residential units in NCO land to be subject to the R-3 residential development standards. The development standards regarding building height, lot coverage, setbacks, parking, and other applicable provisions are satisfied as follows:

Standard	Requirement	Provided
Lot size 157.027(C)(2)	2,000 square feet per dwelling unit (270 x 2,000 = 540,000 square feet)	525,770 square feet + 3% middle housing adjustment of 15,700 square feet for a total of 540,000 square feet
Setback front 157.027(D)(1)	20 feet	20 feet
Setback side 157.027(D)(2)	5 feet	15 – 21 feet (varies)
Setback rear 157.027(D)(3)	25 feet	Not applicable, both Diagonal and Jennie Avenues constitute front lot lines as both provide vehicular access

Height of building 157.027(E)	35 feet	38.5 feet after middle housing adjustment of 10%
Lot coverage 157.027(F)	45%	20%
Parking	426 spaces	460 spaces

Approval of a conditional use permit for 68 mini-storage units is not subject to as strict a set of development standards as residential uses. The NCO zoning standards require a 20-foot setback from a public street and this requirement is met. Zoning standards for storage require one parking space per 1,000 square feet of warehouse area. There is 14,000 square feet of mini-storage space. The overall site development has adequate parking to accommodate both the 426 required multi-family spaces and 14 mini-storage spaces (440 total) with 460 spaces. There is no lot coverage requirement in the NCO requirement. Additionally, one story mini-storage units will comply with the 50 foot building height requirement in the NCO zone.

The overall impact to the neighborhood and traffic system has been considered. The attached report from Enloe Consulting, LLC documents the traffic impacts resulting from full build-out of the development. The report has been reviewed by engineers at ODOT and Anderson Perry. The report considers the 20-year impact of the housing development as well as the mini-storage with the entire development utilizing two driveways on Diagonal Blvd and one on E Jennie Ave. Under existing conditions, all studied intersections operated within acceptable parameters for both level of service (essentially the wait at each intersection) and for vehicle capacity ratios. The development will generate approximately 109 morning peak hour trips and 140 evening peak hour trips. Crash rates are at acceptable levels. At full build-out in 2026, all intersections will continue to operate within the standard level of service and at acceptable vehicle capacity ratios.

In order to lessen the traffic impacts, the city is planning to complete the extension of E Jennie Ave between NE 10<sup>th</sup> Street and NE 8<sup>th</sup> Place. This extension will complete the connection of E Jennie between NE 4<sup>th</sup> Street and NE 10<sup>th</sup> Street creating a new circulation alternative which will help drain trips from the development to typical destinations to the north and west. The developer will be required to participate in the planned LID for the construction of E Jennie Ave and the Santiago Manufactured Dwelling Park adjacent to the west is also required to participate in the LID completing 56% of the total improvement necessary to E Jennie Ave. Per the traffic analysis, the completion of E Jennie Ave is not necessary for safe functioning of the development, but is recommended to better improve circulation on the east side of Hermiston. Twenty feet was dedicated to E Jennie Ave as part of the partition plat creating the lot upon which the development sits. The twenty-foot dedication was included on Partition Plat 2021-15.

General improvements are required as part of the development approval and are similar to those required for the adjacent Santiago manufactured dwelling park which has a similar number of units and the Diamond Run subdivision to the east. Specifically, improvements to E Diagonal Blvd consistent with urban major collector status are required along the frontage of the site. The property has approximately 1,130 feet of frontage on E Diagonal Blvd and the entirety of the property frontage shall be improved with curb, gutter, sidewalk, infill paving, and left turn lanes to service the two Diagonal driveways. An agreement to not remonstrate against a future LID for E Jennie Ave is required per 157.164(D). A full list of recommended conditions are attached to this report.

The size and scope of the applications in front of the planning commission combined with the administrative actions reviewed by planning staff require considerable attention to detail and



consideration of potential impacts. Additionally, some of the items are subject to interpretation by staff and the planning commission. Discovering a consensus on regulatory interpretation is an important part of the hearings process. For example, the staff interprets both E Jennie Ave and E Diagonal Blvd as front lot lines based on providing vehicular access.

Conditions of approval for the development are recommended to be adopted as part of the conditional use approval. Staff has prepared conditions of approval for the development which may be considered part of the administrative site plan approval, but in order to streamline the process, they are presented as overall development conditions and recommended for approval by the planning commission.

Additionally, separate findings have been prepared for both the rezoning and conditional use permit. Staff recommends that the planning commission consider the findings as a whole for adoption through one motion, subject to any amendments the planning commission requires.

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

This development satisfies council goal 1.7 - *Attract market-rate rental housing developments to increase middle housing inventory*

### **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 has several alternatives with this proposal.

- Recommend to the city council approval or denial of the rezoning from Outlying Commercial to Neighborhood Commercial Overlay
- Approve or deny the conditional use permit for 60 multi-family units in the NCO zoned portion of the site
- Approve or deny the conditional use permit for 68 mini-storage units in the NCO zoned portion of the site

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

Staff recommends approval of the land use package as submitted. The following motions are recommended:

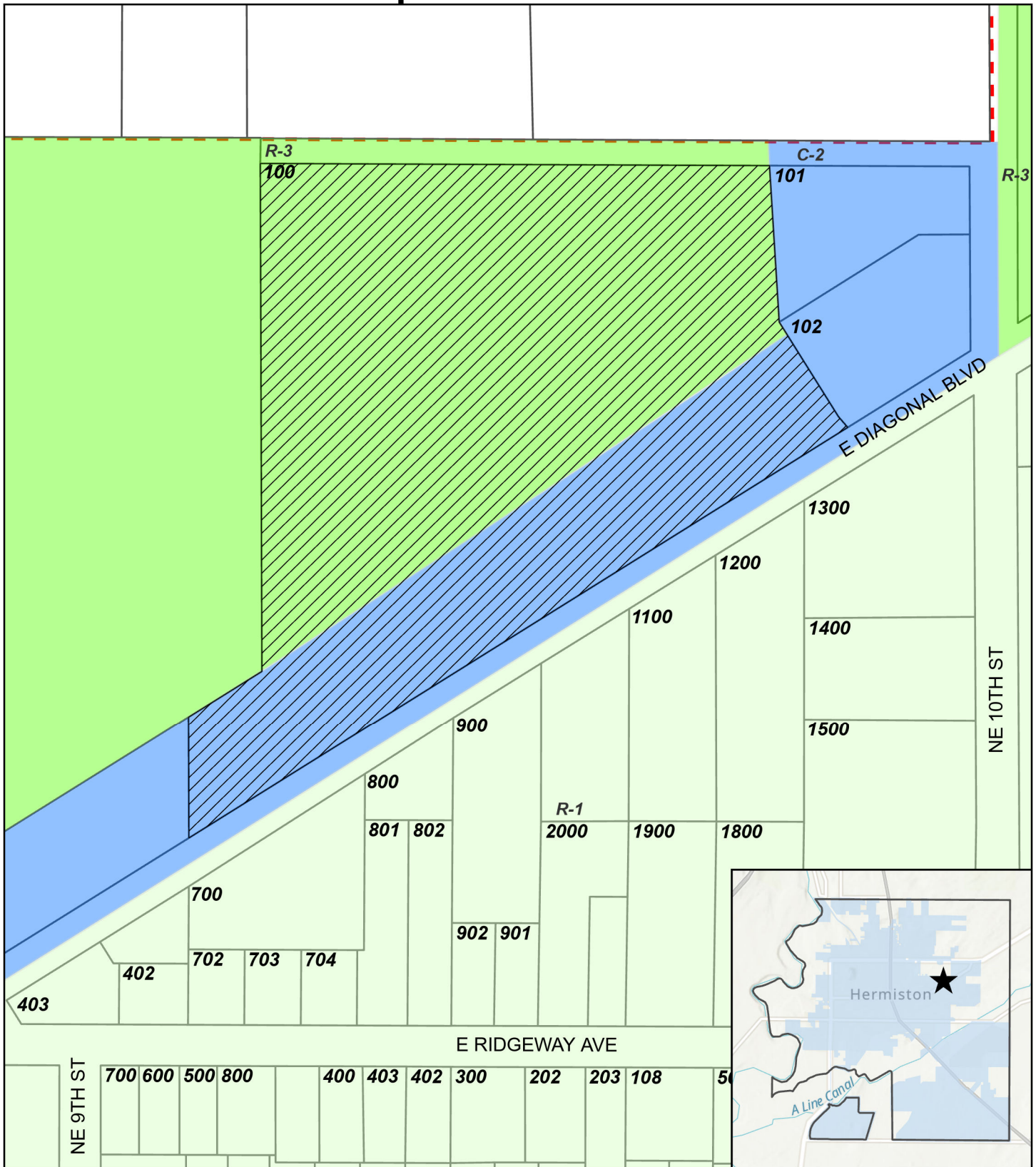
- Motion to make the project file a part of the record
- Motion to adopt findings of fact in support of adding the Neighborhood Commercial Overlay to the south 3.71 acres of the site and in support of a conditional use permit for construction of 60 multi-family units and 68 mini-storage units
- Motion to recommend approval of adding the Neighborhood Commercial Overlay to the south 3.71 acres of the site

- Motion to approve a conditional use permit for 60 multi-family residential units and 68 mini-storage units, contingent upon approval of adding the Neighborhood Commercial Overlay to the south 3.71 acres of the site by the city council.
- Motion to impose conditions of approval

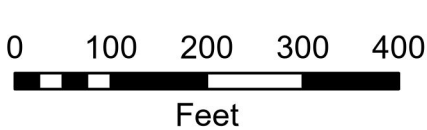
**Submitted By:**

C.F. Spencer, Planning Director

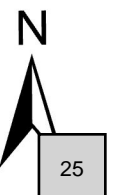
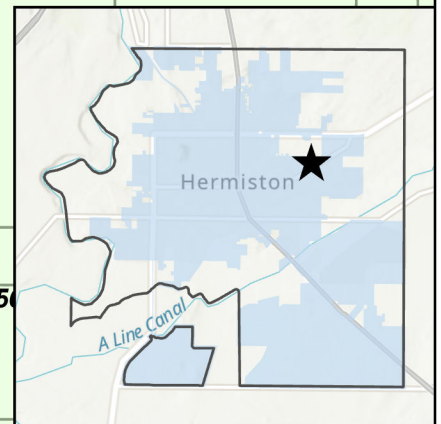
# Notice of Proposed Land Use Action



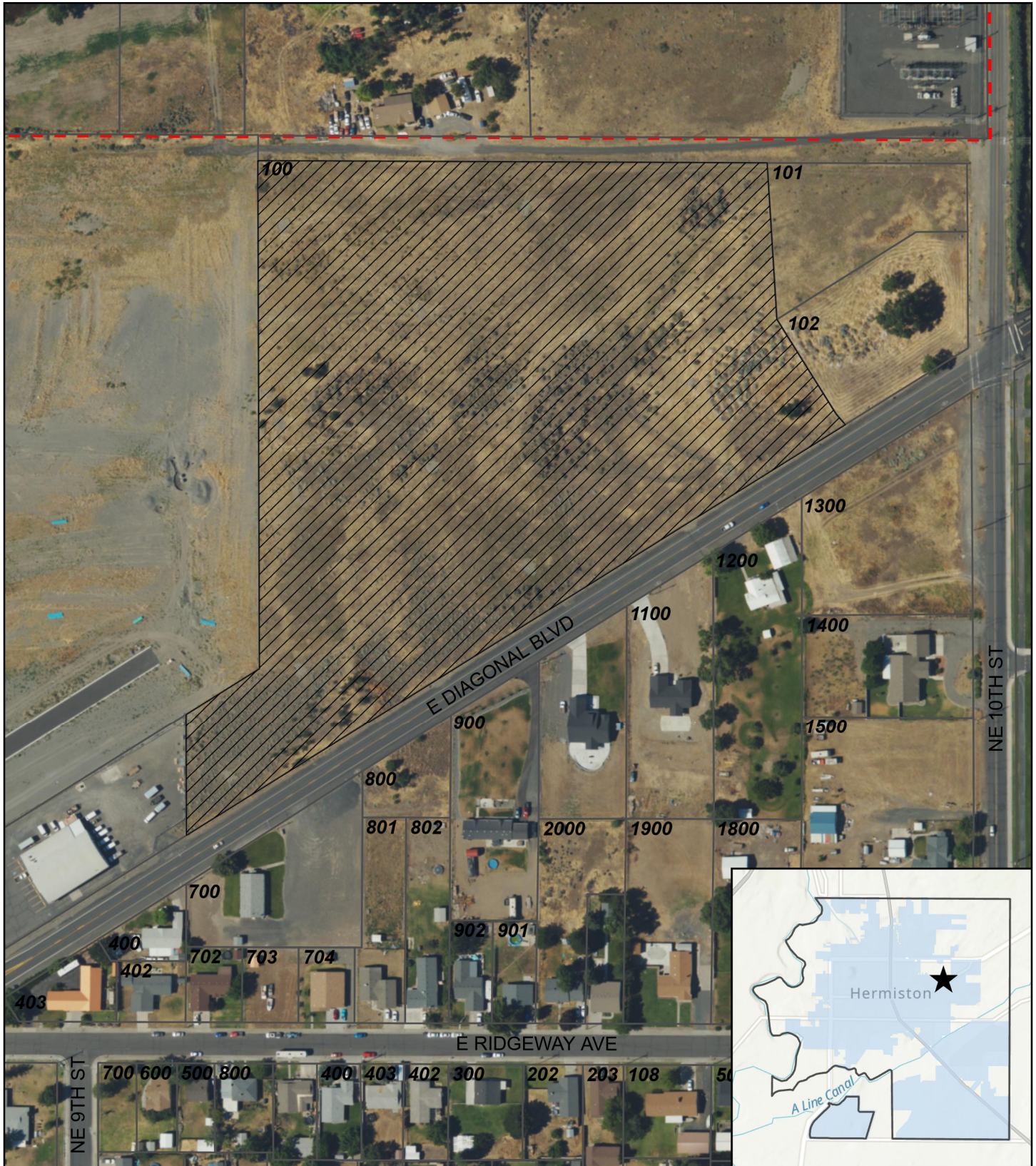
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
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- City Limits
- Area of Proposed Land Use Actions

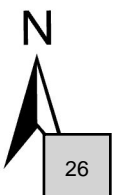




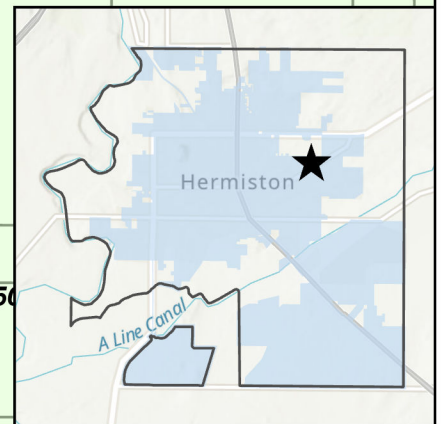
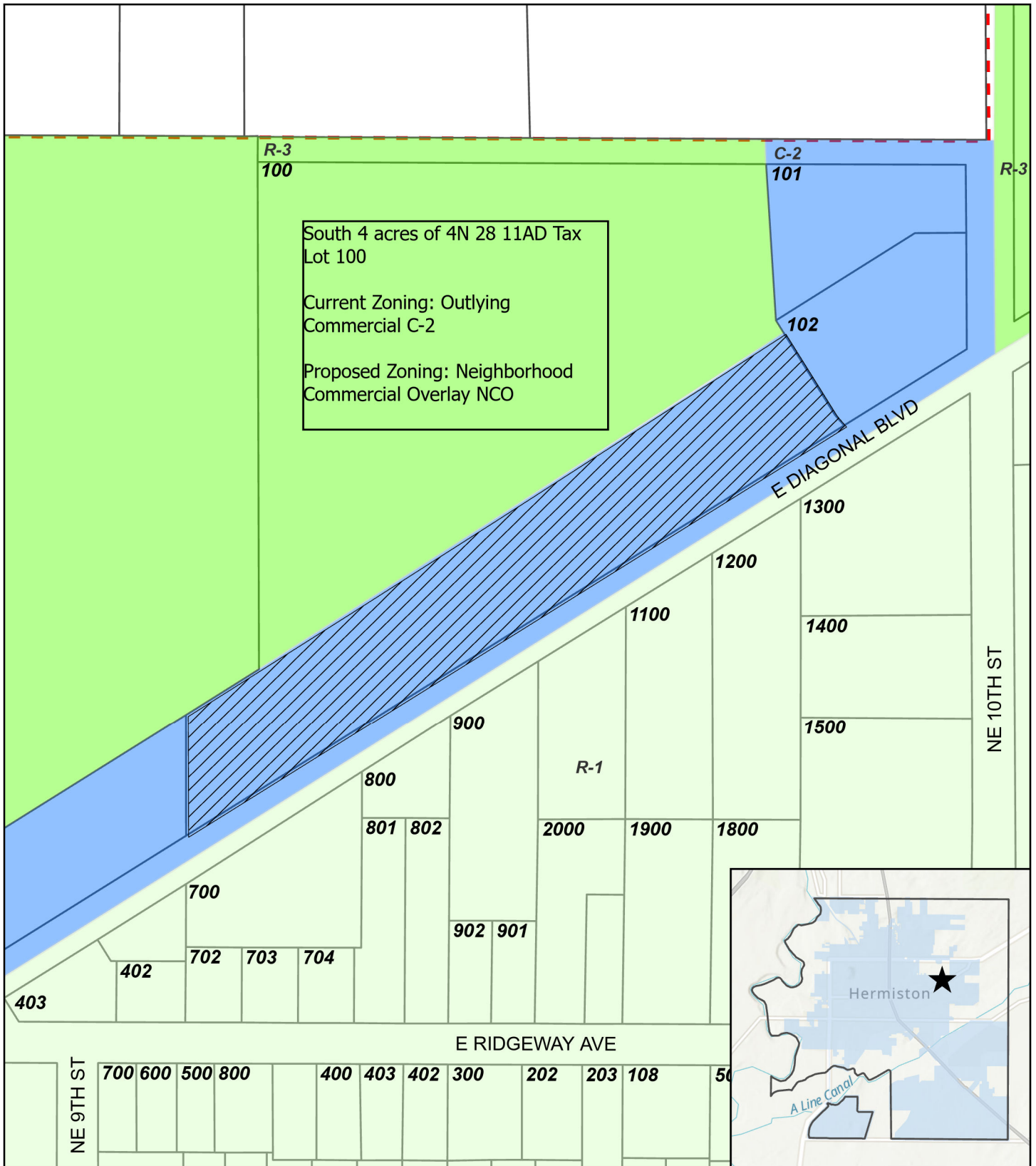


## Legend

- 0 100 200 300 400  
Feet
-  Property Line
  -  City Limits
  -  Area of Proposed Land Use Actions







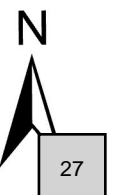
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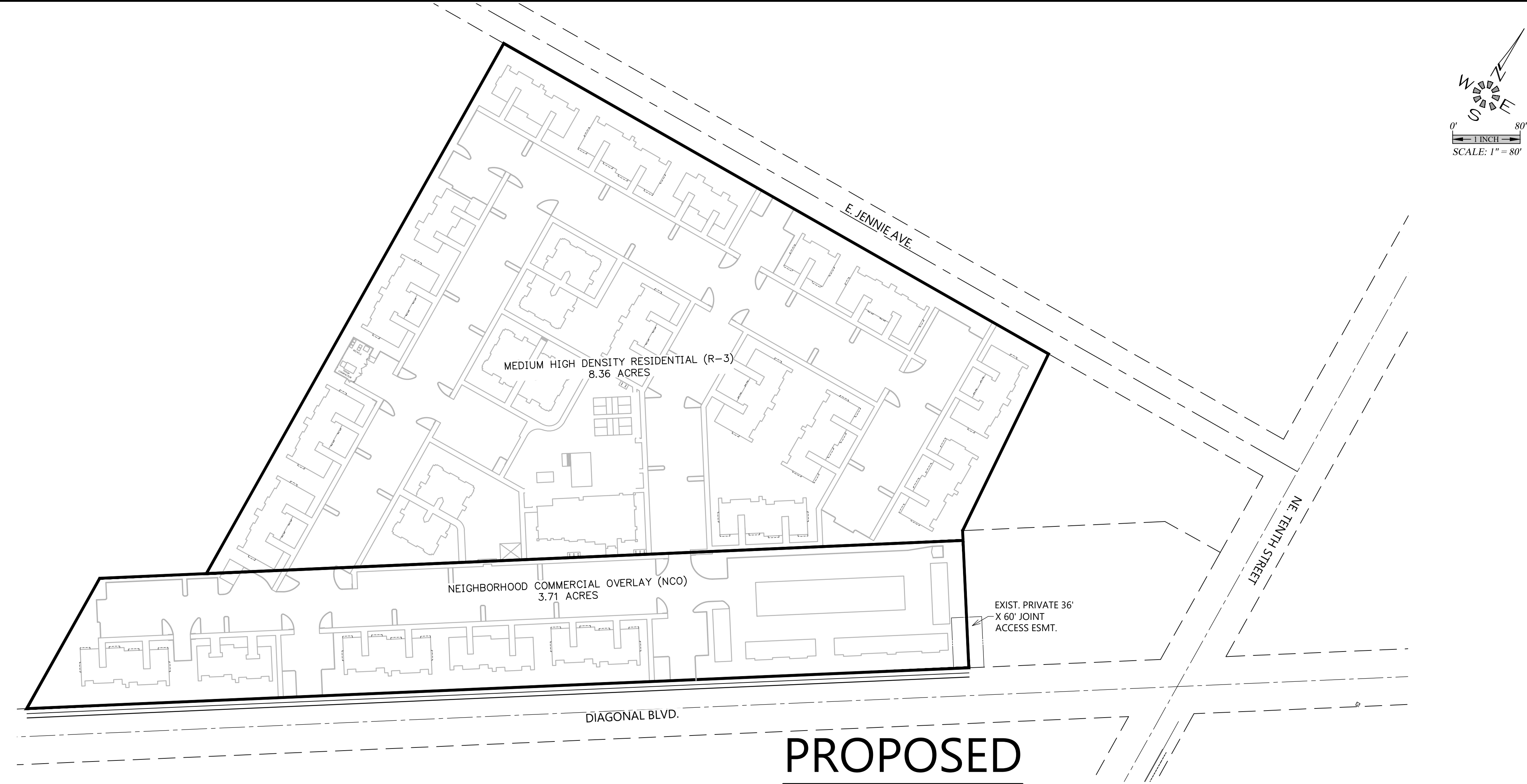
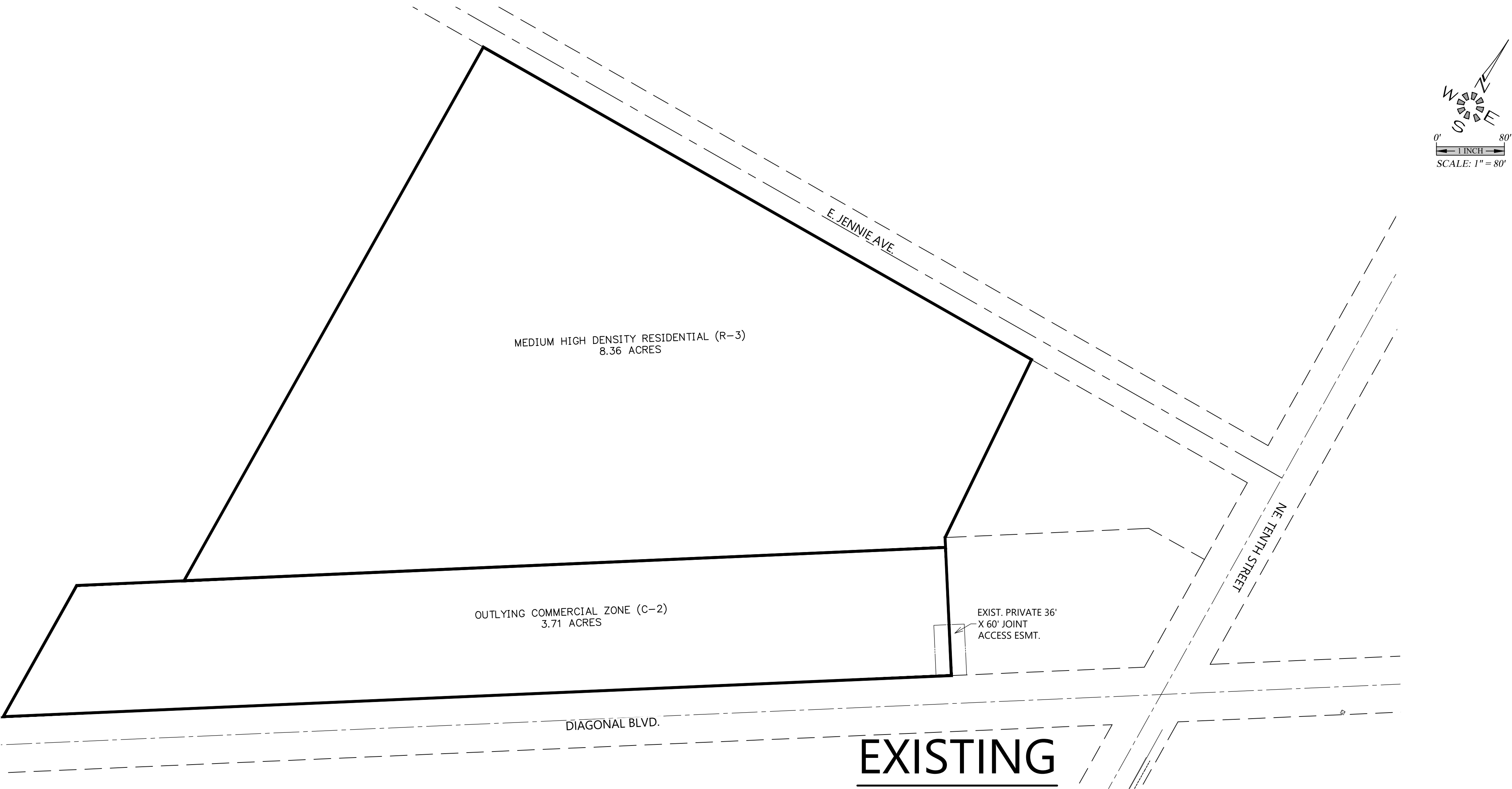
- Area of Proposed Rezone
- Property Line
- City Limits

## Zones

- R-1
- R-2
- R-3
- C-2

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Feet



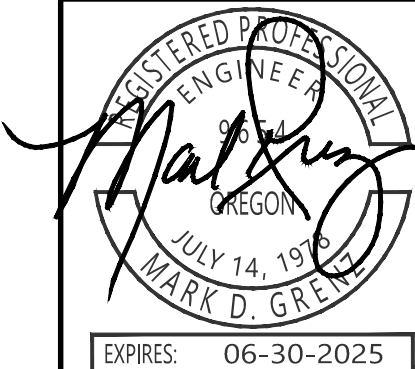


PROPOSED ZONING PLAN

THE HUB

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

74979 SDR3C-ZONING  
Design: M.D.G.  
Drawn: C.F.G.  
Checked: J.C.B.  
Issue Date: 4/23/25  
Scale: AS SHOWN



EXPIRES: 06-30-2025

JOB # 7497

SDR3C



**270 TOTAL APARTMENT UNITS**

90 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS  
24 TYPE "B" STUDIO (549 S.F.) UNITS  
54 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS  
42 TYPE "D" 3-Bd, 2-Ba (1190 S.F.) UNITS  
36 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS  
24 TYPE "F" 2-Bd, 1-Ba (844 S.F.) UNITS

**68 TOTAL STORAGE UNITS**

59 10'x20' UNITS  
9 10'x22' UNITS

**460 TOTAL PARKING STALLS**

333 STANDARD STALLS (9'x20')  
80 MODIFIED STANDARD STALLS (9'x19')  
32 COMPACT STALLS (8.5'x16')  
15 HANDICAP STALLS\*

1 12'x20' LOADING ZONES

16 BICYCLE SPACES

1 COMMUNITY BUILDING

1 35'x45' TOT LOT

1 TRASH COMPACTOR / RECYCLE  
PLAY AREAS

1 MAINTENANCE BUILDING (475 S.F.)

1 U.S. MAIL BOX AREA

2 PICKLE BALL COURTS

**SITE AREAS**

BOUNDARY	12.07 AC
TOTAL SITE AREA	525,890 S.F.
TOTAL HARD SURFACE	362,989 S.F. (69.02%)
BUILDING COVERAGE	104,190 S.F.
PARKING, DRIVEWAY, SIDEWALK AND CURB	250,095 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	8,704 S.F.

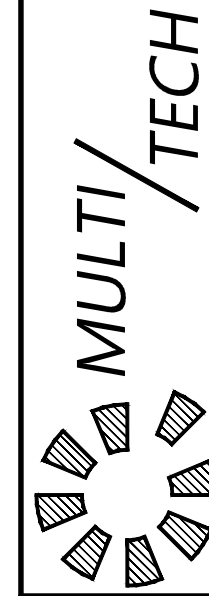
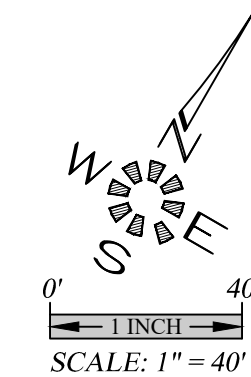
TOTAL LANDSCAPE	162,901 S.F. (30.98%)
PARKING LOT LANDSCAPING	6,892 S.F.

--- - LOCATION OF ELECTRICAL SEPARATION WALL  
--- - 6 BICYCLE SPACES.  
--- - 4 BICYCLE SPACES.  
--- - WALL (MSE)

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 7, 9, 10, 15, 16, AND 23 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

**ADA HANDICAP ACCESSIBILITY NOTES:**

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.



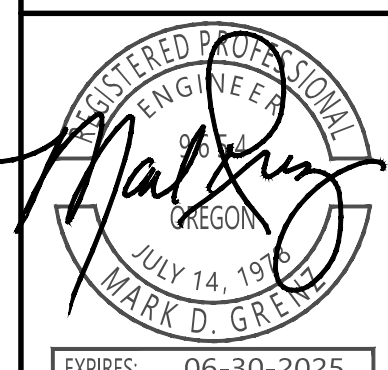
ENGINEERING SERVICES, INC.  
11111 S.W. 10TH AVE., SUITE 200  
PORTLAND, OREGON 97227  
TEL: (503) 363-1927 FAX: (503) 364-1200  
www.mteengineering.net office@mteengineering.net

**SITE PLAN**

**THE HUB**

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN THE  
AUTHOR'S PERMISSION.  
DESIGN ENGINEER  
DIMENSIONS & NOTES TAKE  
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Design: M.D.G.  
Drawn: C.F.G.  
Checked: J.C.B.  
Issue Date: 4/17/25  
Scale: AS SHOWN

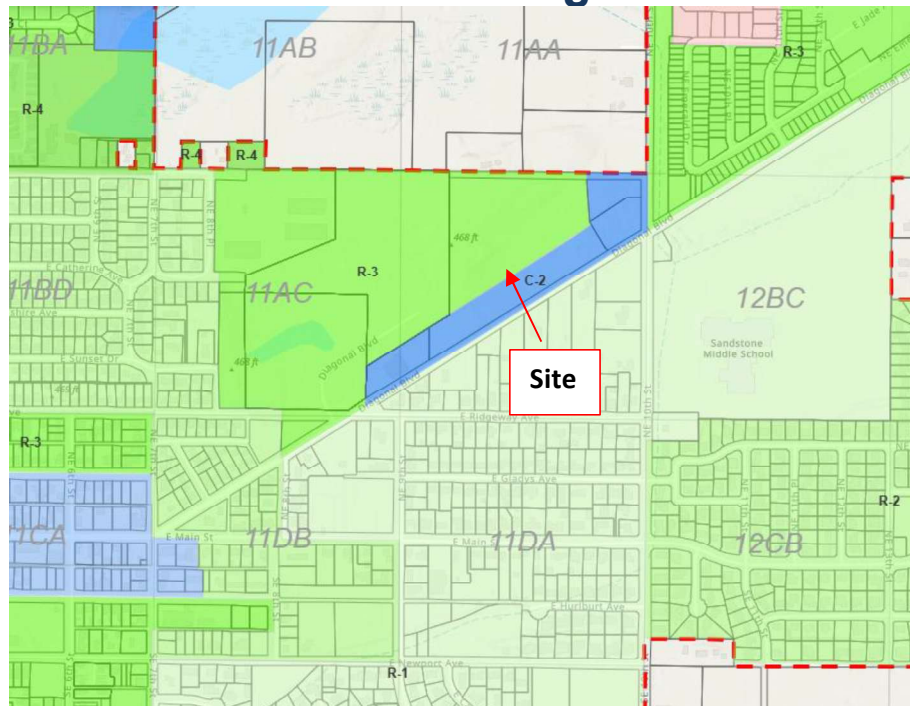


EXPIRES: 06-30-2025  
JOB # 7497

**SDR3A**

# The Hub

## Zone Change



### **Owner/Developer:**

The Hub Hermiston, LLC  
Karl Ivonov  
27375 SW Parkway Avenue  
Wilsonville, OR 97070

### **Applicant's Representative:**

Brandie Dalton, Land-Use Consultant  
Multi/Tech Engineering Services  
1155 SE 13th Street  
Salem, Oregon 97302  
(503) 363-9227  
bdalton@mtengineering.net

### **Property:**

4N 2811AD/Tax Lot 100  
12.07 Acres  
R-3 and C-2 Zoned

### **Background:**

A Pre-Design Meeting for the subject property was held November 1, 2024, with the applicant's representatives and City staff to discuss the development of the site.



Per the information provided at the Pre-Design Meeting, the applicant is submitting the following applications:

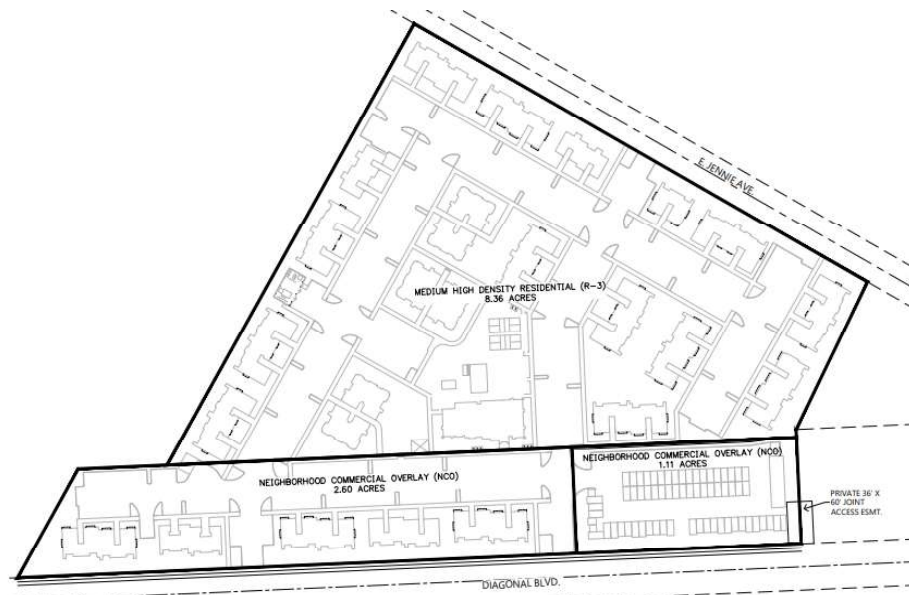
*Applications*

Minor Land Partition  
 Site Plan Review  
 Conditional Use  
 Minor Variance  
 Middle Housing Adjustment  
 Zone Change

**Proposal:**

The subject property is 12.07 acres in size and zoned R3 (Medium Density Residential) and C2 (Outlying Commercial) with a Comprehensive Plan Designation of 'Medium Density Residential' and 'Commercial'.

The applicant is requesting a Zone Change for the 3.71 acres of Commercial (C2) zoned property to NCO (Neighborhood Commercial Overlay).



**VICINITY INFORMATION:**

The subject property is surrounded by the following uses:

North:	Outside City Limits; existing single-family dwellings and vacant land
East:	C2 (Outlying Commercial) zoned property; vacant land
South:	Across Diagonal Blvd, R1 (Low Density Residential) zoned property; existing single-family dwellings
West:	R3 (Medium-High Density Residential) zoned property; vacant land and existing commercial uses

**ZONE CHANGE CRITERIA:*****(1) Explain how the requested change is in conformance with the comprehensive plan and also the goals and policies of the plan:***

Applicant Findings: The portion of the subject property being rezoned is identified as “Commercial” on the Comprehensive Plan. The applicant is requesting to rezone a portion of the property from C2 (Outlying Commercial) to NCO (Neighborhood Commercial Overlay, which will be compatible with the “Commercial” Comprehensive Plan Designation.

Development of the proportion of the subject property being rezoned to NCO will provide a needed type of housing (multi-family units) and commercial uses (mini-storage units) while facilitating a development that is creative and pedestrian friendly. The applicant is proposing the development of 270 apartments units, along with 68 storage units.

The proposal complies with the “Residential” and “Commercial” Goals and Policies of the Comprehensive Plan by creating an area that promotes commercial and residential services which strengthens the economic base by providing employment, goods and services, and a needed housing type.

Policy 19 Commercial Development:

Per the Comprehensive Plan, Page 20:

“Hermiston serves as a commercial center for the broader region, providing many retail and commercial service options not available in surrounding communities and also attracting customers from Washington State seeking to avoid the sales tax. This role has grown over the last two decades, and given the demand generated by continued population growth, the commercial sector is likely to remain the fastest growing part of the local economy over the coming decades.”

Storage units are in high demand and provide an option for the proposed multi-family units and the surrounding neighborhoods. There are 68 mini-storage units proposed within the NCO zone. The NCO helps in meeting the Goals and Policies of the City by adding more NCO zoned property in the area.

Policy 21 Housing:

Per the Comprehensive Plan, Page 26:

“As shown in Figure 5, the results show a need for 2,030 new housing units by 2040. Of the new units needed, roughly 62% are projected to be ownership units, while 38% are projected to be rental units. This is due to the forecast of a slightly higher homeownership rate.”

The proposed 270 units will help in meeting housing needs for the City of Hermiston. There will be 60 multi-family units located within the NCO zone of the subject property.

The proposal will provide housing that is needed and consistent with this area, while also providing storage units.

The subject property will not only be a site that will contribute to the housing needs, but it is also a site that can help improve the transportation circulation in the area. The subject property when developed has the potential to provide street improvements and access.

The subject property is within a developed and developing area of the City and does not convert the urban areas beyond the City limits. Specific development triggers specific facilities that are required to be connected to existing systems for looped service. Police, fire and applicable government services can be provided via the increase in property taxes as a result of new development. The proposal permits efficient, compact development to contain sprawl and preserves the land by developing under the requirements of the Code.

The City's adopted Comprehensive Plan, Residential Goals, Transportation Goal and Policies, along with adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed parcels.

The subject property is located within the Urban Growth Boundary and in the corporate City limits.

The proposal will promote infill development with the development of a property that is already served by City Services and all transportation to be developed with housing that is needed in Hermiston. Therefore, meeting the Residential and Housing Policies and code requirements for the City of Hermiston.

The following Statewide Planning Goals apply to this proposal:

#### Goal 1 – Citizen Involvement:

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Salem. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies. A public hearing to consider the request will be held by the Planning Commission and the City Council. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process. Therefore, the proposal complies with this Goal.

#### Goal 2 – Land Use Planning:

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the Comprehensive Plan and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the zone change considerations is part of this review. Facts and evidence have been provided that support and justify the proposed zone change. For



these reasons, the proposal conforms to the land use planning process established by this Goal. Therefore, the proposal complies with this Goal.

#### Goal 7- Areas Subject to Natural Hazards

The City's adopted Comprehensive Plan Goal and Policies implements the Statewide Natural Hazards Goal by identifying areas subject to natural hazards such as flooding. There are no natural hazards identified on the site. A Geological Assessment is not required for regulated activities. However, excavation, fills, construction of any building or structure for which permits are required is required to first obtain a permit or approval.

Natural drainage and run off due to redevelopment are addressed by the public construction storm drainage plans and building permits for individual structures as part of the site development process. Any new construction is subject to engineered building foundations. Therefore, the proposal complies with this Goal.

#### Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. At the time of development, the proposal will provide improved public pedestrian connections via hard-surfaced sidewalks. The proposed multi-family development will also provide open space for recreational use. Therefore, the proposal complies with this Goal.

#### Goal 10 – Housing

The City's adopted Comprehensive Plan Growth Management, Residential, Transportation Goals and Policies and applicable adopted facilities plans implement the Statewide Housing Goal.

"As shown in Figure 5, the results show a need for 2,030 new housing units by 2040. Of the new units needed, roughly 62% are projected to be ownership units, while 38% are projected to be rental units. This is due to the forecast of a slightly higher homeownership rate."

The proposed 270 units will help in meeting housing needs for the City of Hermiston. There will be 60 multi-family units located within the NCO zone of the subject property.

The rezone helps maximize the density while helping to meet housing needs within the Urban Growth Boundary. Therefore, the proposal complies with this Goal.

#### Goal 11 - Public Facilities and Services

The City's adopted Comprehensive Plan Goals and Policies implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed uses.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled. The vehicle, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the urban area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met. Therefore, the proposal complies with this Goal.

#### Goal 12 – Transportation

The City's adopted Comprehensive Plan Goals and Policies implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The major streets are in place due to previous development. The subject property is located along Diagonal Boulevard (south) and Jennie Avenue (north). Both parcels will have access onto both Diagonal Boulevard and Jennie Avenue.

The City's engineer will address any issues the City foresees with this proposal. Any conditions placed on the site will require Code compliance, which will help ensure minimal to no impacts on the neighborhood.

A TIA is not required.

Therefore, the proposal complies with this Goal.

#### Goal 13 - Energy Conservation

The City's adopted Comprehensive Plan Goals and Policies implements the Statewide Energy Conservation Goal by encouraging conservation practices, alternative sources of energy and efficient use of energy. The site is located within the City limits and within proximity to City facilities which can be extended to serve any new development.

Development of the vacant site continues to provide for the orderly and economic extension of public facilities and services and thus is economically provided. The existing transportation network surrounding the subject property is in place. The transportation system provides efficient and convenient linkages for both motorized and non-motorized forms of transportation. Up-to-date building construction codes provide for energy-saving devices and conservation for any new structures.

New construction provides the opportunity to provide improved construction and building techniques which improves and conserves energy uses of the new buildings. Therefore, the proposal complies with this Goal.

## Goal 14 – Urbanization

The City's adopted Comprehensive Plan Goals and Policies implements the Statewide Urbanization Goal and primarily addresses residential development within the City and UGB. The subject property is within the City and the UGB and is located in an urbanizing area of the city. Since infrastructure is needed to serve development, the development of the site will call for the extension of new sewer and water mains and construction of upgraded facilities. These can only happen by increasing the opportunity for development to pay for these infrastructure improvements which are appropriate for an urbanizing area. Therefore, the proposal complies with this Goal.

***(2) Describe the public need for the rezoning and whether that public need is best served by changing the zoning classification on the property under consideration:***

Applicant Findings: The economic, demographic, and social nature of this area has been in the process of changing over the years. The changes have brought in more commercial and residential uses in this area.

By allowing the rezone of 3.71 acres of C2 zoned property to NCO zoning, housing and commercial uses can be developed on the site. The proposed uses are compatible with the surrounding uses. The proposed zone change fits the development pattern of the vicinity. Both residential and commercial uses helps meet public need by providing needed housing and a needed commercial use (mini-storage units) in this area.

***(3) Explain how the public need is best served by changing the classification of the site in question as compared with other available property:***

Applicant Findings: The subject property will not only be a site that will contribute to the multi-family housing needs and commercial uses, but it is also a site that can help improve the pedestrian circulation in the area and street improvements.

The proposed NCO zone is consistent with the neighborhood and better suited for the site. Because it will also additional needed housing and commercial uses in the area. Therefore, the change is in the public's interest.

***(4) Explain how the potential impact upon the area resulting from the change has been considered:***

Applicant Findings: Once the site is developed, there will be street improvements and pedestrian circulation improvements. Area existing area was taken into consideration when looking at the rezone and the types of uses that can be developed on the site.

# **The Hub**

## **Conditional Use**

**Owner/Developer:**

The Hub Hermiston, LLC  
Karl Ivonov  
27375 SW Parkway Avenue  
Wilsonville, OR 97070

**Applicant's Representative:**

Brandie Dalton, Land-Use Consultant  
Multi/Tech Engineering Services  
1155 SE 13th Street  
Salem, Oregon 97302  
(503) 363-9227  
bdalton@mtengineering.net

**Property:**

4N 2811AD/Tax Lot 100  
12.07 Acres  
R-3 and C-2 Zoned

**Background:**

A Pre-Design Meeting for the subject property was held November 1, 2024, with the applicant's representatives and City staff to discuss the development of the site.

Per the information provided at the Pre-Design Meeting, the applicant is submitting the following applications:

*Applications*

Site Plan Review  
Conditional Use  
Middle Housing Adjustment  
Middle Housing Adjustment  
Zone Change

**PROPOSAL:**

The subject property is 12.07 acres in size and zoned R-3 (Medium Density Residential) and NCO (Neighborhood Commercial Overlay). The applicant is requesting a Conditional Use to allow multifamily units in the R-3 and NCO zone and allow mini-storage units in the NCO zone.

**CONDITIONAL USE CRITERIA:**

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

**APPLICANT'S FINDINGS:**

- (1) The subject property is identified as "Residential" and "Commercial" on the Comprehensive Plan.

The request is in conformance with intent of the Residential designation. Development of the subject property will provide a needed type of housing while facilitating a development that is creative and pedestrian friendly. The applicant is proposing the development of 270 apartments units, along with 68 storage units

The subject property is 12.07 acres in size and zoned R-3 (Medium Density Residential) and NCO (Neighborhood Commercial Overlay). The applicant is requesting a Conditional Use to allow 270 multifamily units in the R-3 (210 units) and NCO (60 units) zone, and allow 68 mini-storage units in the NCO zone.

The development is in compliance with the R-3 zone as noted below:

**Density (Multi-Family Units)**

R-3 Zone and NCO Zone: (12.07 acres)

Max Allowed-262 units

270 units provided (a middle housing adjustment has been requested)

**Lot Coverage:**

R-3 Zone and NCO Zone:

(multiple-family dwellings/mini-storage units)

Max Allowed 45%

Max Provided- 20%

<b>SITE AREAS</b>	
BOUNDARY	12.07 AC
TOTAL SITE AREA	525,890 S.F.
TOTAL HARD SURFACE	362,989 S.F. (69.02%)
BUILDING COVERAGE	104,190 S.F.
PARKING, DRIVEWAY, SIDEWALK AND CURB	250,146 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	8,704 S.F.
TOTAL LANDSCAPE	162,901 S.F. (30.98%)
PARKING LOT LANDSCAPING	6,892 S.F.



Setbacks:

## R-3 Zone:

## Setbacks

(multiple-family dwellings)

Front-15' required	20' to 22' provided
Side-5' required	8.8' provided
Rear-25' max required	10' to 21' provided

## NCO Zone:

## Setbacks

(mini-storage units)

Front-20' required	20' provided
Side-20' required	10' provided
Rear-25' max required	21' to 24' provided

(multiple-family dwellings)

Front-20' required	20' provided
Side-20' required	10' provided
Rear-25' max required	21' to 24' provided

Parking Multi-Family- Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms.

Min. required 342 spaces	460 spaces provided
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Parking Mini Storage Units- One space per 1,000 square feet

Min. required 15 spaces	Shared parking with the multi-family units
-------------------------	--

Both parcels will remain under the same ownership and will be considered one development with shared parking and amenities.

- (2) The subject property is 12.07 acres in size and zoned R-3 (Medium Density Residential) and C-2 (Outlying Commercial).

The R-3 portion of the site is about 8.60 acres in size and the NCO portion of the site will be 2.60 acres. The applicant is proposing to divide the subject property into 2 parcels. Parcel 1 consisting of 10.96 acres and Parcel 2 consisting of 1.11 acres.

Both Parcels sized to accommodate development, access, parking, and other code requirements, along with compliance with any Conditions of Approval.

- (3) The City's adopted facility plans, and construction requirements are the basis for the provision of facilities and any conditions of approval imposed on the development to meet service requirements.

All existing and proposed utilities have been identified. The Public Works Department is responsible for reviewing the proposal to determine the public facility construction and other requirements necessary to serve the development and provide for future development of any adjoining properties. All conditions of approval will be met at the time of development.

City water and sewer service can be available to the proposed parcels for future development.

- (4) The proposed apartments will not have a significant impact on the area.

The subject property is surrounded by the following uses:

North: Outside City Limits; existing single-family dwellings and vacant land  
 East: C2 (Outlying Commercial) zoned property: vacant land  
 South: Across Diagonal Blvd, R1 (Low Density Residential) zoned property: existing single-family dwellings  
 West: R3 (Medium-High Density Residential) zoned property: vacant land and existing commercial uses

The apartments will be compatible with the residential and commercial uses in the area by providing housing and storage units. Residential developments are more compatible in areas adjacent to services and amenities like schools (Sandstone Middle School), commercial uses, and recreational areas (Field of Dreams). The subject property is adjacent to a school and recreation areas like baseball fields, along with commercial uses to the east and west.

The apartments are required to provide open space and landscaping. Amenities like landscaped open space will help with the visual appeal of this area and reduce impacts on the neighborhood. The design standards are in place to help ensure compatibility with adjacent uses.

The proposed apartment development will provide a pedestrian path throughout the property. This pedestrian path (paved sidewalks) will increase the livability as well.

# The Hub

## Site Plan Review

### **Owner/Developer:**

The Hub Hermiston, LLC  
Karl Ivonov  
27375 SW Parkway Avenue  
Wilsonville, OR 97070

### **Applicant's Representative:**

Brandie Dalton, Land-Use Consultant  
Multi/Tech Engineering Services  
1155 SE 13th Street  
Salem, Oregon 97302  
(503) 363-9227  
bdalton@mtengineering.net

### **Property:**

4N 2811AD/Tax Lot 100  
12.07 Acres  
R-3 and C-2 Zoned

### **Background:**

A Pre-Design Meeting for the subject property was held November 1, 2024, with the applicant's representatives and City staff to discuss the development of the site.

Per the information provided at the Pre-Design Meeting, the applicant is submitting the following applications:

#### *Applications:*

Site Plan Review  
Conditional Use  
Middle Housing Adjustment  
Middle Housing Adjustment  
Zone Change

### **Proposal:**

The subject property is 12.07 acres in size and zoned R-3 (Medium Density Residential) and NCO (Neighborhood Commercial Overlay). The applicant is requesting a Conditional Use to allow 270 multifamily units in the R-3 and NCO zone and allow 68 mini-storage units in the NCO zone.

<b>270 TOTAL APARTMENT UNITS</b>	<b>68 TOTAL STORAGE UNITS</b>
90 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS	59 10'x20' UNITS
24 TYPE "B" STUDIO (549 S.F.) UNITS	9 10'x22' UNITS
54 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS	
42 TYPE "D" 3-Bd, 2-Ba (1190 S.F.) UNITS	
36 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS	
24 TYPE "F" 2-Bd, 1-Ba (844 S.F.) UNITS	

<b>460 TOTAL PARKING STALLS</b>	— LOCATION OF ELECTRICAL SEPARATION WALL
333 STANDARD STALLS (9'x20')	□ - 6 BICYCLE SPACES
80 MODIFIED STANDARD STALLS (9'x19')	□ - 4 BICYCLE SPACES
32 COMPACT STALLS (8.5'x16')	— WALL (MSB)
15 HANDICAP STALLS*	
1 12'x20' LOADING ZONES	
16 BICYCLE SPACES	
1 COMMUNITY BUILDING	
1 35'x45' TOT LOT	
1 TRASH COMPACTOR / RECYCLE	
PLAY AREAS	
1 MAINTENANCE BUILDING (475 S.F.)	
1 U.S. MAIL BOX AREA	
2 PICKLE BALL COURTS	

## Density (Multi-Family Units)

### Density (Multi-Family Units)

R-3 Zone and NCO Zone: (12.07 acres)

Max Allowed-262 units      270 units provided (a middle housing adjustment has been requested)

## Lot Coverage:

R-3 Zone and NCO Zone:

(multiple-family dwellings/mini-storage units)

Max Allowed 45%      Max Provided- 20%

<b>SITE AREAS</b>	
BOUNDARY	12.07 AC
TOTAL SITE AREA	525,890 S.F.
TOTAL HARD SURFACE	362,989 S.F. (69.02%)
BUILDING COVERAGE	104,190 S.F.
PARKING, DRIVEWAY, SIDEWALK AND CURB	250,146 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	8,704 S.F.
TOTAL LANDSCAPE	162,901 S.F. (30.98%)
PARKING LOT LANDSCAPING	6,892 S.F.

## Parking Multi-Family

Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms.

Min. required 342 spaces      460 spaces provided

<b>460 TOTAL PARKING STALLS</b>
333 STANDARD STALLS (9'x20')
80 MODIFIED STANDARD STALLS (9'x19')
32 COMPACT STALLS (8.5'x16')
15 HANDICAP STALLS*
1 12'x20' LOADING ZONES
16 BICYCLE SPACES
1 COMMUNITY BUILDING
1 35'x45' TOT LOT
1 TRASH COMPACTOR / RECYCLE
PLAY AREAS
1 MAINTENANCE BUILDING (475 S.F.)
1 U.S. MAIL BOX AREA
2 PICKLE BALL COURTS



**Parking Mini Storage Units**

One space per 1,000 square feet

Min. required 15 spaces

Shared parking with the multi-family units

Both parcels will remain under the same ownership and will be considered one development with shared parking and amenities.

**Setbacks:**

*North:* Adjacent Jennie Avenue; Buildings 10-15: 20 to 22-foot setbacks/Parking: 20-foot setback

*East:* Buildings 15-16: 15 to 21-foot setback/Storage Buildings 3-4: 20-foot setback

*South:* Adjacent Diagonal Boulevard; Buildings 1-5: 20-foot setback/ Storage Buildings 2-3: 15

*West:* Buildings 5-10: 15 to 20-foot setback/Parking: 8.8 to 10-foot setback

**Maximum Height:**

Maximum building height allowed in the R-3 area is 35' and the maximum building height allowed in the NCO is 50'. The proposed multi-family buildings within the R-3 zone (Buildings 6 – 23) are about 38.5' in height, therefore, a minor variance has been requested for those buildings exceeding the allowed maximum building height.

One (1) loading zone has been provided on-site as well and is located between Building 23 and the Recreation Building, Building 24.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: Sixteen (16) bike spaces have been provided onsite. Bike racks will be provided on the site and located in a convenient location for the residents.

Recycling: There is one (1) covered trash/recycle area provided within the Development. The trash areas are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

**Transportation:**

The subject property is located along Diagonal Boulevard (south) and Jennie Avenue (north). Both parcels will have access onto both Diagonal Boulevard. Jennie Avenue will be a gated access for emergency vehicles only. There are two two-way accessways proposed off Diagonal Boulevard. The accessways are shared by both uses, the multi-family dwelling units and the mini-storage units.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development has 26-foot-wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City.

**Utilities:**

Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

**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.

June 12, 2025

Brandie Dalton  
Multi/Tech Engineering Services  
1155 SE 13<sup>th</sup> St  
Salem, OR 97070



### **Notice of Decision – Site Plan Approval – 4N 28 11AD Tax Lot 100**

The City of Hermiston has reviewed and conditionally approved the application for construction of a new affordable housing development on property described as 4N 28 11AD Tax Lot 100.

#### Assignment of Addresses

The site will be assigned an address of 963 E Diagonal Blvd. Each multi-family building within the campus will also be assigned a separate address on E Diagonal Blvd and each unit within each building will be assigned a letter designation (e.g. 951A E Diagonal Blvd). All buildings will be within the 900 block for addressing and shall end in an odd number consistent with 94.24 of the Hermiston Code of Ordinances. The mini-storage shall be assigned similar odd number 900 level addresses for each building.

The application for address assignments is available on the city's website here: [https://www.hermiston.gov/sites/default/files/fileattachments/community\\_development/page/16928/address\\_change\\_or\\_assignment.pdf](https://www.hermiston.gov/sites/default/files/fileattachments/community_development/page/16928/address_change_or_assignment.pdf)

#### Conditions of Approval

Conditions of approval shall be assigned through the conditional use permit process for the multi-family units fronting on E Diagonal Blvd and shall apply to the entire campus.

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 June 24, 2025, the city's decision is considered final.



City of Hermiston  
**PLANNING DEPARTMENT**

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

June 12, 2025

Brandie Dalton  
Multi/Tech Engineering Services  
1155 SE 13<sup>th</sup> St  
Salem, OR 97070



**Notice of Decision** – Middle Housing Land Use Adjustment – 4N 28 11AD Tax Lot 100

Pursuant to SB 1537 passed by the Oregon legislature during the 2024 legislative session, the city has processed and approved your application for a middle housing land use adjustment.

**Adjustment Requested:** *Increase in residential density by less than 10%*

The total lot area is 525,769 square feet. Of the total area, 383,799 square feet is zoned Medium-High Density Residential (R-3) and has a maximum density of 192 units or 22 units per acre. Additionally, the applicant has submitted an application to rezone the remaining 141,969 square feet of land to Neighborhood Commercial which is a mixed use commercial and residential zone, allowing an additional 71 units on the property following approval of the zoning map amendment. The maximum residential density of the property is 22 units per acre or 262 total units. The middle housing land use adjustment seeks to increase the total number of units to 270 or an increase of 3%.

**Adjustment Requested:** *Increase in building height by 10%*

The maximum building height in the R-3 zone is 35 feet. An increase of 10% increasing the maximum building height to 38.5 feet is requested.

Middle housing land use adjustments shall be reviewed and approved by cities upon determination that all of the following criteria are met.

*Criteria in SB 1537 Section 38(2)*

1. The application is for a building permit or a quasi-judicial, limited or ministerial land use decision.
  - a. **Finding: The applicant has submitted multiple applications for development with the City of Hermiston. The submitted applications are as follows:**
    - i. **Building Permit**

City of Hermiston  
**PLANNING DEPARTMENT**

- ii. **Site Plan Review (Multi-Family Housing) – Limited Land Use Decision**
    - iii. **Conditional Use Permit (Multi-Family Housing) - Limited Land Use Decision**
    - iv. **Zoning Map Amendment – Quasi Judicial Land Use Decision**
  - b. **The city finds that SB 1537 Section 38(2) (a) is satisfied.**
2. The development is on lands zoned to allow for residential uses, including mixed-use residential.
- a. **Finding: Development is proposed on a 525,769 square foot site. 383,799 square feet of the total lot area is zoned R-3 and permits multi-family housing as an outright use per 157.027(A)(3) of the Hermiston Code of Ordinances. The remaining balance of the property is zoned C-2 and does not permit housing of any type by right. The applicant has applied to amend the zoning map for the remaining 141,969 square feet from C-2 to Neighborhood Commercial Overlay which permits multi-family housing through the conditional use permit process, a limited land use decision.**
  - b. **Upon completion of the rezone process, the entire site will be zoned for residential or mixed-use residential development.**
  - c. **The city finds that SB 1537 Section 38(2)(b) will be satisfied upon successful completion of the rezoning process.**
3. The residential development is for densities not less than those required under section 55 (3)(a)(C) of this 2024 Act.
- a. **Finding: Section 55(3)(a)(C) stipulates densities of at least six units per acre within a city with a population of at least 2,500 and less than 30,000. The proposed density is 22.5 units per acre.**
  - b. **The city finds that SB 1537 Section 38(2)(c) is satisfied.**
4. The development is within an urban growth boundary, not including lands that have not been annexed by a city.
- a. **Finding: The development site is within the city limits of the City of Hermiston. The city finds that SB 1537 Section 38(2)(d) is satisfied.**
5. The development is of net new housing units in new construction projects.
- a. **Finding: The development site is a greenfield site and all housing units constructed upon the site will increase the net new housing within the city. The city finds that SB 1537 Section 38(2)(e) is satisfied.**
6. The application requests not more than 10 distinct adjustments to development standards as provided in this section.
- a. **Finding: Two adjustments are requested. The city finds that SB 1537 Section 38(2)(f) is satisfied.**

City of Hermiston  
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7. The application must meet at least one qualification in SB 1537 Section 38(g).
  - a. **Finding: The applicant's narrative states that the granting of the density adjustment will increase the number of housing units within the application (SB 1537 Section 38(g)(C)).**
  - b. **Finding: The applicant's narrative states that the height adjustment will enable development that is otherwise not feasible due to cost or delay and will enable the development of housing that reduces the sale or rental prices per unit (SB 1537 Section 38(2)(g)(A)(B)).**
  - c. **The city finds that SB 1537 Section 38(2)(g) is satisfied.**

Condition of Approval

1. Approval of the density adjustment is made contingent upon approval of the amendment to the zoning map changing 3 acres from Outlying Commercial to Neighborhood Commercial Overlay and subsequent approval of the conditional use permit for housing within the NCO zone. Should the rezone or conditional use permit fail to be approved by the City of Hermiston, the density increase shall apply solely to the existing 383,799 (8.8 acres) of land zoned R-3 and permitting multi-family housing outright. The R-3 density shall increase from 192 units to 211 units.

Approval of middle housing land use adjustments is a limited land use decision. Accordingly, the city has provided notice of this application to all property owners within 100 feet on May 21, 2025 and provided a 14-day period for the submission of testimony. Although public testimony was received, only an applicant in a middle housing land use adjustment has the right of appeal. You have the right to appeal the city's decision to the Hermiston City Council within 12 days of the date of mailing of this decision.

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

Sincerely,

Clinton Spencer  
Planning Director

C: Byron Smith  
Mark Morgan

# The Hub Hermiston

Traffic Impact Analysis  
Hermiston, Oregon

**Date:**  
April 7<sup>th</sup>, 2025

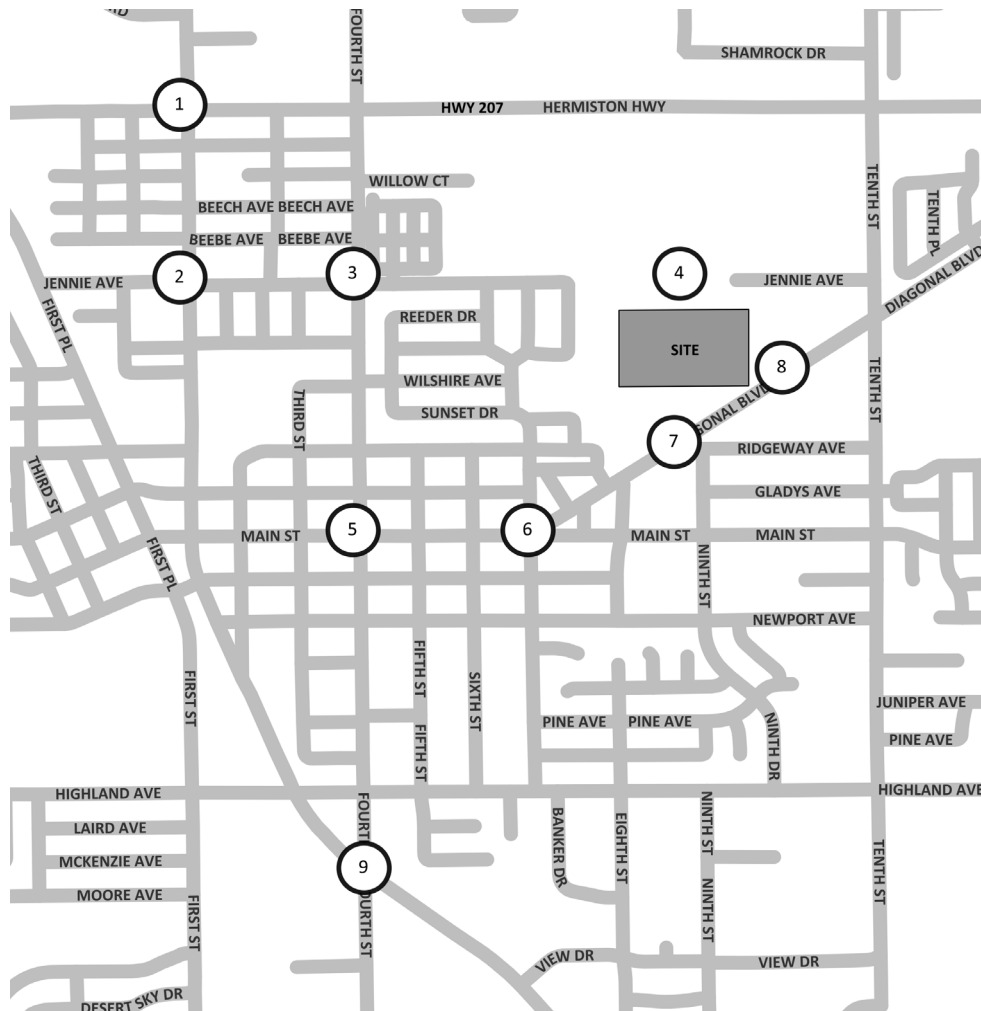
**Prepared by:**  
Tegan Enloe, PE







- 1 US 395/ Hwy 207
- 2 US 395/Jennie Ave
- 3 Jennie Ave/4th St
- 4 Jennie Ave/North Driveway
- 5 Main St/4th St
- 6 Main St/Diagonal/7th St
- 7 Diagonal/West Access
- 8 Diagonal/East Access
- 9 US395/4th St



**Figure 2: Study Area**

**Appendix A** provides the site plan of the proposed development. **Table 1** lists important characteristics of the study area and proposed project.

**Table 1: Key Study Area and Proposed Development Characteristics**

Characteristics	Information
<b>Study Area</b>	
Number of Study Intersections	Nine
Analysis Period	Weekday AM & PM Peak Hour
Analysis Scenarios	2025 Existing Conditions, AM & PM Peak Hour 2026 Background Traffic, AM & PM Peak Hour 2026 Total Traffic (Background + Site), AM & PM Peak Hour
<b>Project Site</b>	
Existing Land Use	Vacant
Proposed Development	270 Apartments 22,000 SQFT of mini-warehouse
Project Access	The development will have access to the surrounding network via two driveways on Diagonal Blvd and one on E Jeannie Ave.

## Existing Conditions and Intersection Operations

Transportation operations for the existing roadway network are evaluated to establish a baseline of performance. **Table 2** shows the existing intersection operations at the study intersections. All locations meet applicable mobility standards.

**Table 2: 2025 Existing Traffic at Study Intersection Operations**

No.	Intersection	Traffic Control	Operating Standard	AM Peak Hour	PM Peak Hour
1	US 395/ Hwy 207	Signalized	0.90 V/C	0.77 V/C	0.86 V/C
2	US 395/Jennie Ave	Signalized	0.90 V/C	0.46 V/C	0.54 V/C
3	Jennie Ave/4th St	Unsignalized (All way stop)	LOS D	LOS B (SB)	LOS B (SB)
5	Main St/4th St	Signalized	LOS D	0.49 V/C	0.50 V/C
6	Main St/Diagonal/7 <sup>th</sup> St	Unsignalized (Two way stop)	LOS D	ICU LOS A	ICU LOS A
9	US395/4th St	Signalized	0.90 V/C	0.44 V/C	0.65 V/C

V/C = Volume to Capacity Ratio

LOS = Level of Service of Worst Movement

ICU = Intersection Capacity Utilization

Locations exceeding mobility standards are shown with ***bold/italicized***

## Project Traffic Impact

The development is expected to be completed in 2026. To determine whether the proposed project will result in off-site traffic impacts, future traffic volumes are estimated. **Tables 3 and 4** provide the intersection operations for future scenarios with and without project traffic. All locations meet applicable mobility standards with the addition of the proposed development.

**Table 3: 2026 Background Intersection Operations (Without Project)**

No.	Intersection	Traffic Control	Operating Standard	AM Peak Hour	PM Peak Hour
1	US 395/ Hwy 207	Signalized	0.90 V/C	0.82 V/C	0.92 V/C
2	US 395/Jennie Ave	Signalized	0.90 V/C	0.46 V/C	0.55 V/C
3	Jennie Ave/4th St	Unsignalized (All way stop)	LOS D	LOS B (SB)	LOS B (SB)
5	Main St/4th St	Signalized	LOS D	0.50 V/C	0.51 V/C
6	Main St/Diagonal/7 <sup>th</sup> St	Unsignalized (Two way stop)	LOS D	ICU LOS A	ICU LOS A
9	US395/4th St	Signalized	0.90 V/C	0.48 V/C	0.69 V/C

V/C = Volume to Capacity Ratio

LOS = Level of Service of Worst Movement

ICU = Intersection Capacity Utilization

Locations exceeding mobility standards are shown with ***bold/italicized***



**Table 4: 2026 Total Intersection Operations (With Project)**

No.	Intersection	Traffic Control	Operating Standard	AM Peak Hour	PM Peak Hour
1	US 395/ Hwy 207	Signalized	0.90 V/C	0.85 V/C	0.95 V/C
2	US 395/Jennie Ave	Signalized	0.90 V/C	0.48 V/C	0.57 V/C
3	Jennie Ave/4th St	Unsignalized (All way stop)	LOS D	LOS B (SB)	LOS C (SB)
4	Jennie Ave/North Driveway	Unsignalized (Two way stop)	LOS D	LOS A (NB)	LOS A (NB)
5	Main St/4th St	Signalized	LOS D	0.51 V/C	0.53 V/C
6	Main St/Diagonal/7 <sup>th</sup> St	Unsignalized (Two way stop)	LOS D	ICU LOS A	ICU LOS A
7	Diagonal/West Access	Unsignalized (Two way stop)	LOS D	LOS A (SB)	LOS A (SB)
8	Diagonal/East Access	Unsignalized (Two way stop)	LOS D	LOS B (SB)	LOS B (SB)
9	US395/4th St	Signalized	0.90 V/C	0.50 V/C	0.71 V/C

V/C = Volume to Capacity Ratio

LOS = Level of Service of Worst Movement

ICU = Intersection Capacity Utilization

Locations exceeding mobility standards are shown with ***bold/italicized***

## Key Findings

Key findings associated with the proposed development include the following items:

- The proposed development would generate 109 (27 in, 82 out) AM peak hour trips and 140 (87 in, 53 out) PM peak hour trips.
- All study intersections are expected to operate within mobility standards with the addition of the proposed site for the 2026 opening year for the AM and PM peak hours.

## CHAPTER 2: EXISTING CONDITIONS

This chapter provides documentation of existing study area conditions, including the project site, study area roadway network, and existing traffic volumes and operations.

### Project Site

The Hub Hermiston, LLC, proposes developing its land located on the south side of Jennie Ave on a vacant parcel to the east of Wilde Electric Motor Supply. The development proposes 270 apartment units and 22,000 SQFT of mini-warehouse storage. **Figure 1** provides a draft layout of the proposed site plan. The development will have access to the surrounding network via two driveways on Diagonal Blvd and one on E Jeannie Ave.

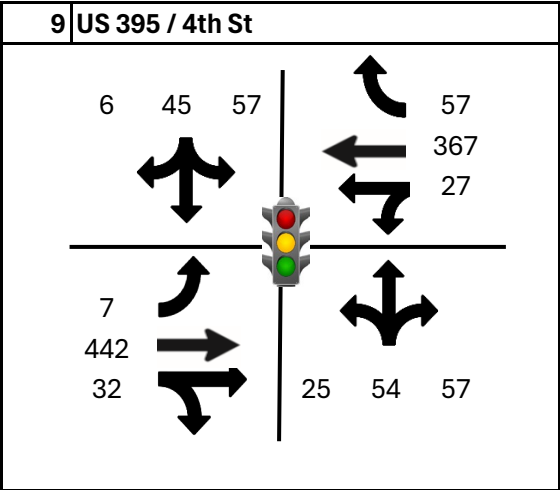
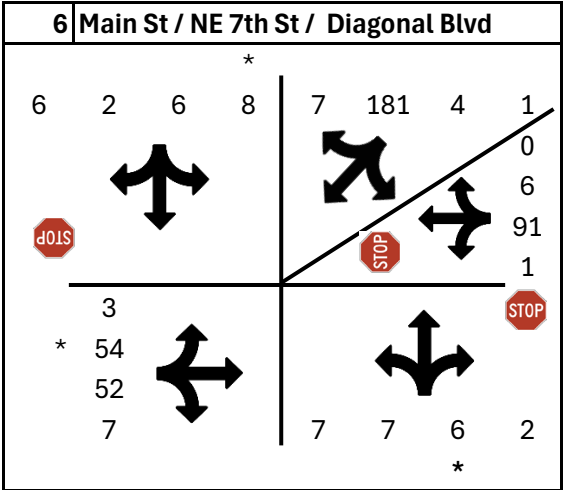
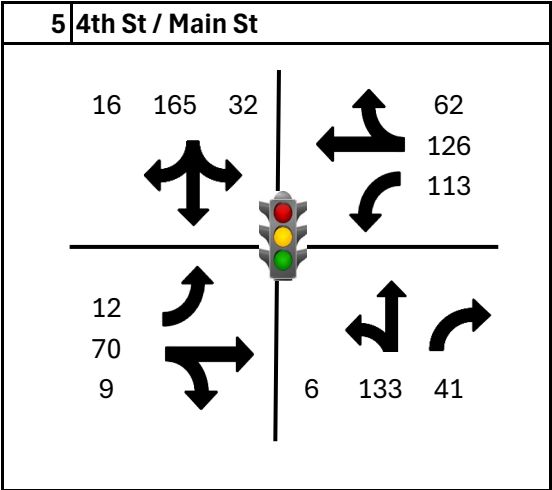
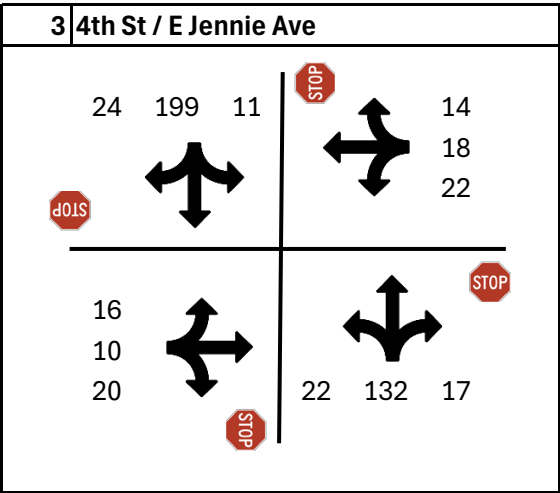
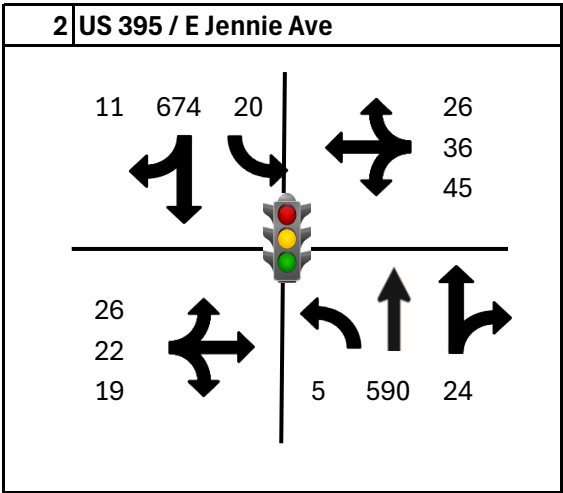
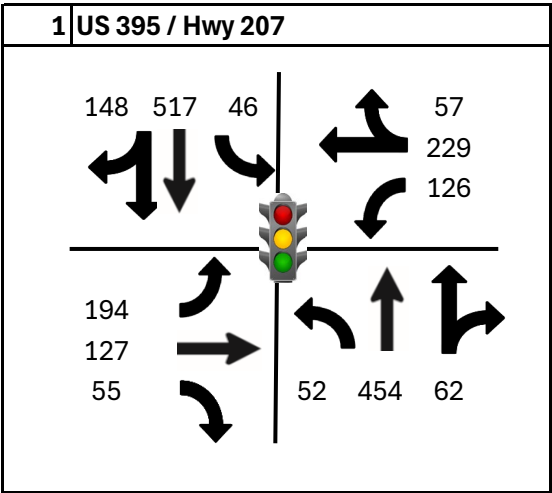
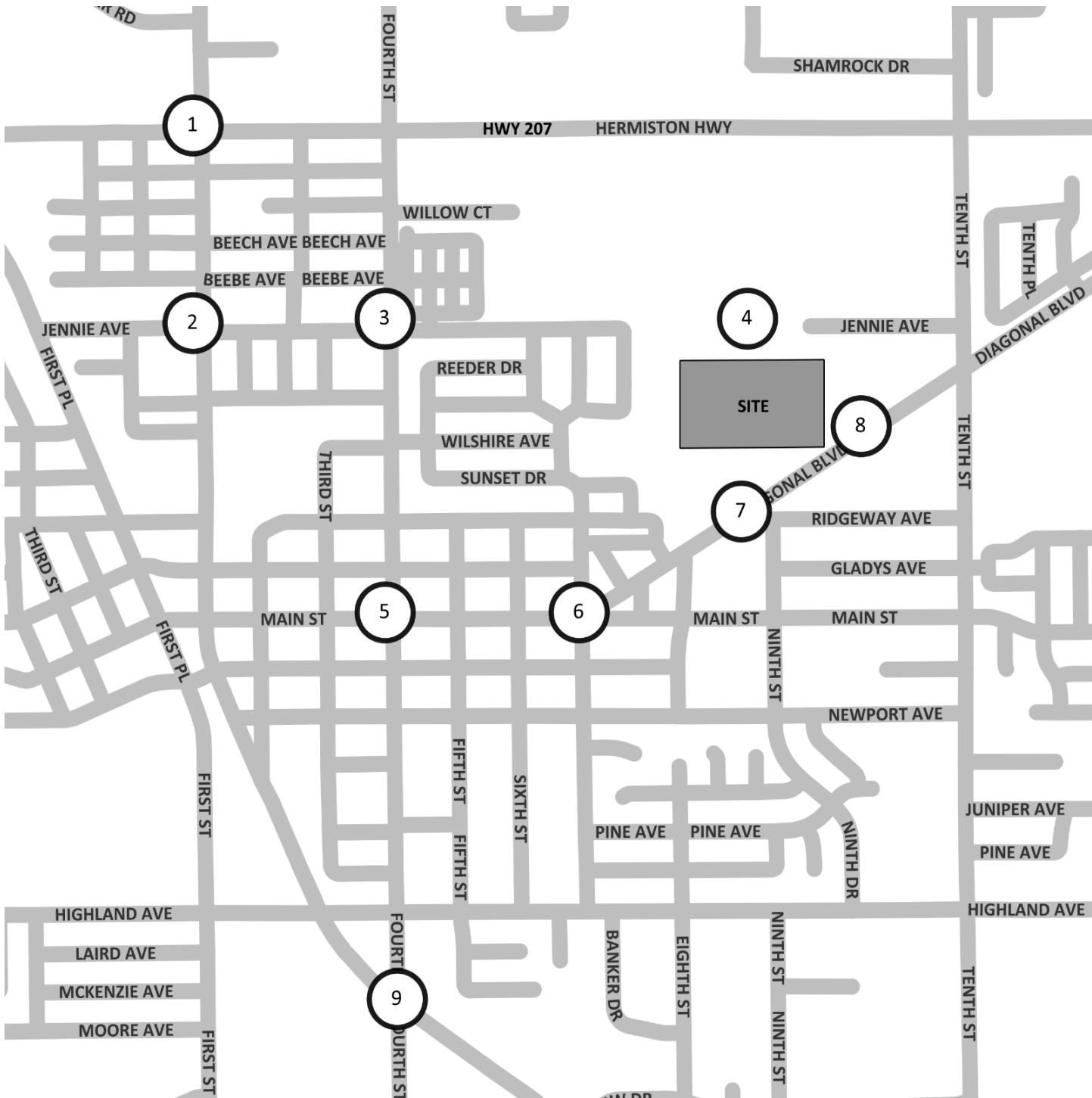
### Existing Traffic Volumes and Operations

Existing AM and PM peak hour traffic operations are analyzed at the following study intersections:

- 1 US 395/ Hwy 207
- 2 US 395/Jennie Ave
- 3 Jennie Ave/4th St
- 5 Main St/4th St
- 6 Main St/Diagonal/7th St
- 9 US395/4th St

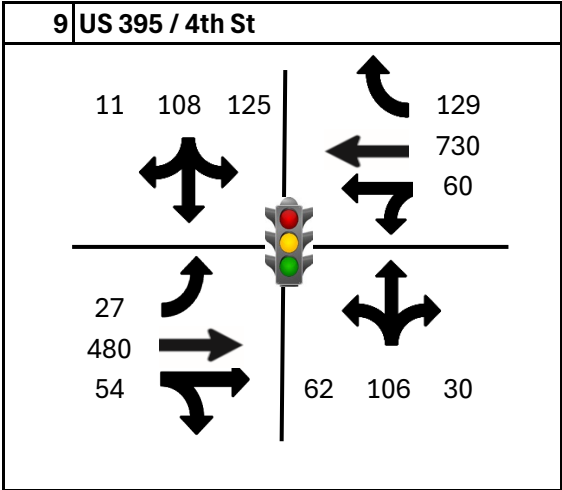
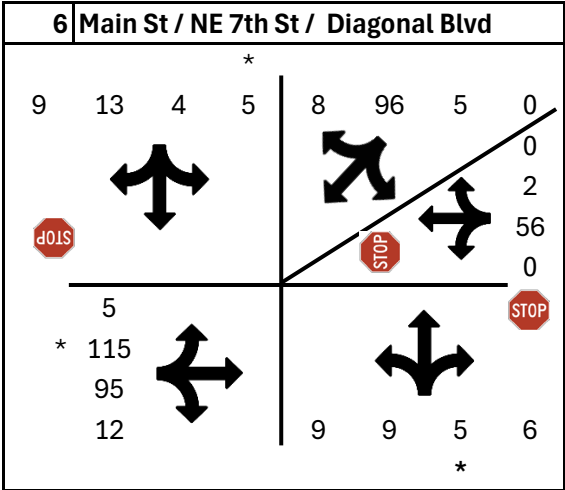
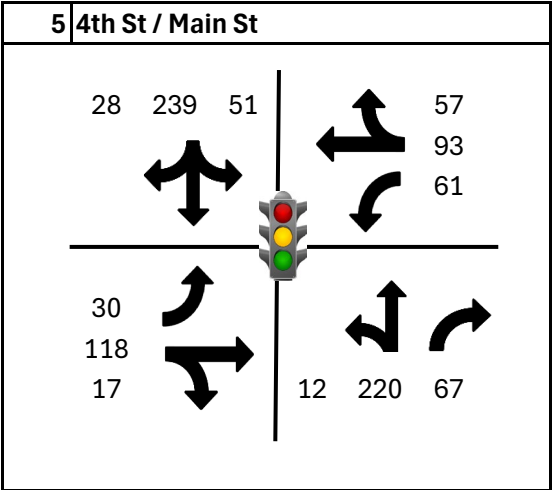
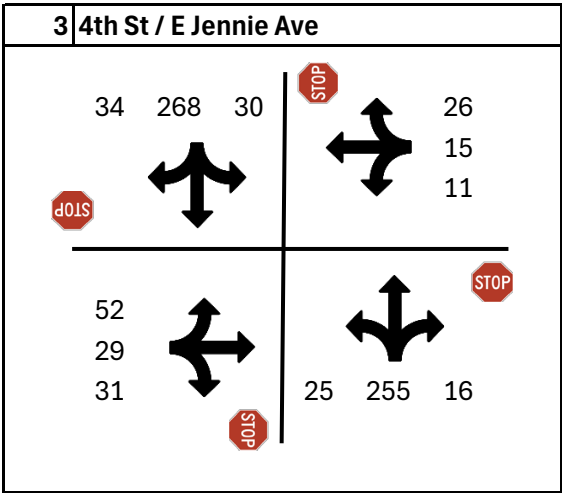
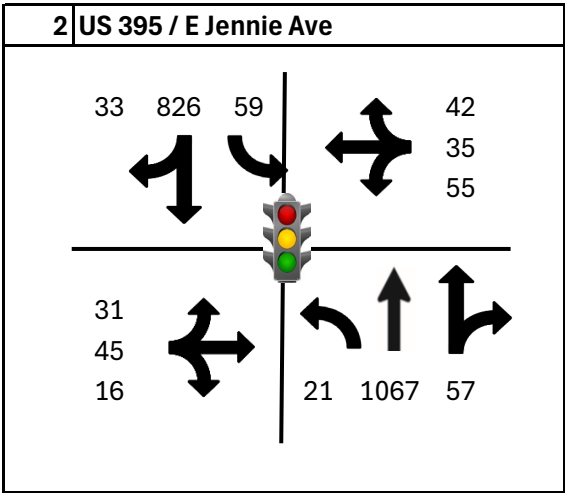
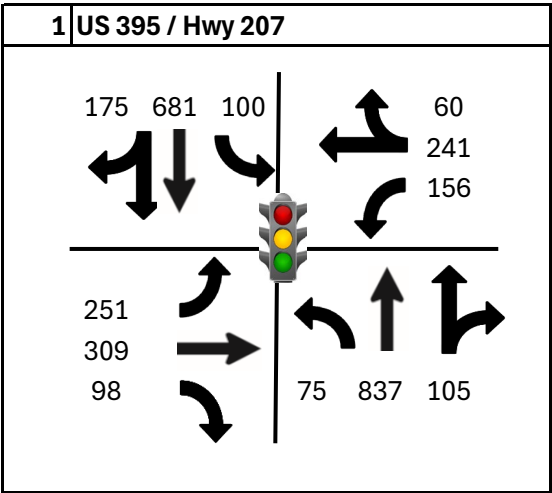
Traffic counts were collected in March 2025 for use in this study. The AM peak hour for the network is identified as 7:30 AM – 8:30 AM. The PM peak hour for the network is 3:35 – 4:35 PM. A 1.07% seasonal adjustment factor is applied to the count data to account for seasonal variation in travel patterns. Additional details on seasonal adjustment factor calculations can be found in **Appendix D**. The peak hour traffic volumes analyzed under existing conditions are shown in **Figures 3 and 4**, with the detailed traffic counts included in **Appendix B**.

Figure 3: 2025 Existing Volumes AM Peak Hour



\* denotes movement to/from Diagonal Blvd

Figure 4: 2025 Existing Volumes PM Peak Hour



\* denotes movement to/from Diagonal Blvd

### Existing Operating Conditions

Existing traffic operations at the project study intersections are evaluated for the AM and PM peak hours. The estimated operational results of each study intersection are shown in **Table 5**. The 2016 Highway Capacity Manual (HCM) methodology<sup>1</sup> is used to evaluate operations at two-way and all-way stop controlled study intersections. The intersection of Main St/Diagonal Blvd/7<sup>th</sup> St has a unique configuration with five intersection approaches, which means the HCM analysis cannot be applied. Instead, the Intersection Capacity Utilization (ICU) is used to estimate operations at this location. Signalized intersections are evaluated using the HCM 2000 methodology.

**Appendix C** provides detailed reports summarizing these results. **Appendix D** provides information on how the volumes were developed for analysis. All study intersections meet existing mobility standards during the AM and PM peak hours.

**Table 5: 2025 Existing Traffic at Study Intersection Operations**

No.	Intersection	Traffic Control	Operating Standard	AM Peak Hour	PM Peak Hour
1	US 395/ Hwy 207	Signalized	0.90 V/C	0.77 V/C	0.86 V/C
2	US 395/Jennie Ave	Signalized	0.90 V/C	0.46 V/C	0.54 V/C
3	Jennie Ave/4th St	Unsignalized (All way stop)	LOS D	LOS B (SB)	LOS B (SB)
5	Main St/4th St	Signalized	LOS D	0.49 V/C	0.50 V/C
6	Main St/Diagonal/7 <sup>th</sup> St	Unsignalized (Two way stop)	LOS D	ICU LOS A	ICU LOS A
9	US395/4th St	Signalized	0.90 V/C	0.44 V/C	0.65 V/C

V/C = Volume to Capacity Ratio

LOS = Level of Service of Worst Movement

ICU = Intersection Capacity Utilization

Locations exceeding mobility standards are shown with ***bold/italicized***

<sup>1</sup> Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis, Transportation Research Board, Washington DC, 2016.



### Crash Analysis

The five most recent years of crash records (Jan 1, 2012- Dec 31, 2022) for the study area were obtained from Oregon Department of Transportation (ODOT's) online database. A copy of these records is provided in **Appendix E**. Crashes identified by ODOT as intersectional for the two cross streets and/or occurred within 500 feet of the study intersection were included in the analysis for the study intersections.

Crash rates are calculated for the study intersections. Intersection crash rates are compared with ODOT's 90<sup>th</sup> percentile crash rates from Exhibit 4-1 of ODOT's Analysis Procedures Manual (APM) and are summarized in **Table 6**. All study intersections with recorded crash data have crash rates below the corresponding 90% Percentile Crash Rate.

Three pedestrian crashes are recorded in the study area. The intersection of US 395/Hwy 207 has one pedestrian crash recorded in 2019 that resulted in an "injury c- minor injury". The intersection of US 395/Jennie Ave has one pedestrian crash recorded in 2019 that resulted in an "injury b- moderate injury", and another in 2022 that resulted in an "injury c- minor injury".

There was one "injury a- severe injury" crash recorded in the study area in 2018. It occurred at the intersection of US 395/Hwy 207 during an angle crash.

**Table 6: Crash Rate Analysis**

No.	Intersection	AADT	5 Year Crash Total (2018-2022)	Crash Rate (crashes/MEV)	Intersection Type	90 <sup>th</sup> Percentile Crash Rate
1	US 395/ Hwy 207	28,860	40	0.759	4SG	0.860
2	US 395/Jennie Ave	21,370	16	0.410	4SG	0.860
3	Jennie Ave/4th St	7,390	3	0.222	4ST	0.408
5	Main St/4th St	9,280	5	0.295	4SG	0.860
6	Main St/Diagonal/7 <sup>th</sup> St	4,540	-	-	4ST	0.408
9	US395/4th St	17,960	8	0.244	4SG	0.860

Note: AADT is estimated assuming the intersection PM Peak Hour traffic is approximately 10% of the AADT.

Locations exceeding 90<sup>th</sup> percentile crash rates are shown with ***bold/italicized***

1 – The intersection of Main St/Diagonal/7th St is a unique configuration with 5 legs, 3 of which are stop controlled. The closest match for the critical crash rate data provided by ODOT is for a 4ST classification, which is applied for the purposes of this study.

## CHAPTER 3: BACKGROUND TRAFFIC

The development is expected to be completed in 2026. To account for traffic growth a 1.5% growth rate is used to forecast the existing traffic volumes to future background traffic volumes on roads within the study area. Additional details on growth rate calculations can be found in **Appendix D**. The City has identified the Diamond Run development as an in-process development and requested it be included in the background conditions analysis. The Diamond Run traffic impact analysis provided PM Peak Hour volumes. AM Peak Hour volumes were generated using current ITE Trip Generation manual methodology for use in this study. Background traffic volumes are shown in **Figures 5 and 6**.

### Background Intersection Operations

The background traffic operations of each study intersection are shown in **Table 7**. The 2016 Highway Capacity Manual (HCM) methodology<sup>2</sup> is used to evaluate operations at two-way and all-way stop controlled study intersections. The intersection of Main St/Diagonal Blvd/7<sup>th</sup> St has a unique configuration with five intersection approaches, which means the HCM analysis cannot be applied. Instead, the Intersection Capacity Utilization (ICU) is used to estimate operations at this location. Signalized intersections are evaluated using the HCM 2000 methodology.

**Appendix F** provides detailed reports summarizing these results. All study intersections meet existing mobility standards during the AM and PM peak hours.

**Table 7: 2026 Background Intersection Operations (Without Project)**

No.	Intersection	Traffic Control	Operating Standard	AM Peak Hour	PM Peak Hour
1	US 395/ Hwy 207	Signalized	0.90 V/C	0.82 V/C	0.92 V/C
2	US 395/Jennie Ave	Signalized	0.90 V/C	0.46 V/C	0.55 V/C
3	Jennie Ave/4th St	Unsignalized (All way stop)	LOS D	LOS B (SB)	LOS B (SB)
5	Main St/4th St	Signalized	LOS D	0.50 V/C	0.51 V/C
6	Main St/Diagonal/7 <sup>th</sup> St	Unsignalized (Two way stop)	LOS D	ICU LOS A	ICU LOS A
9	US395/4th St	Signalized	0.90 V/C	0.48 V/C	0.69 V/C

V/C = Volume to Capacity Ratio

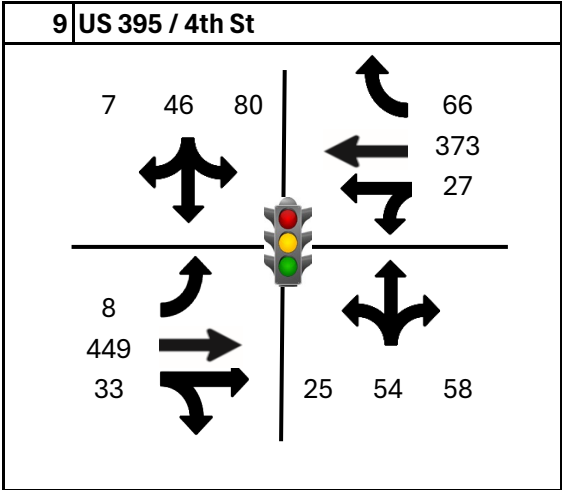
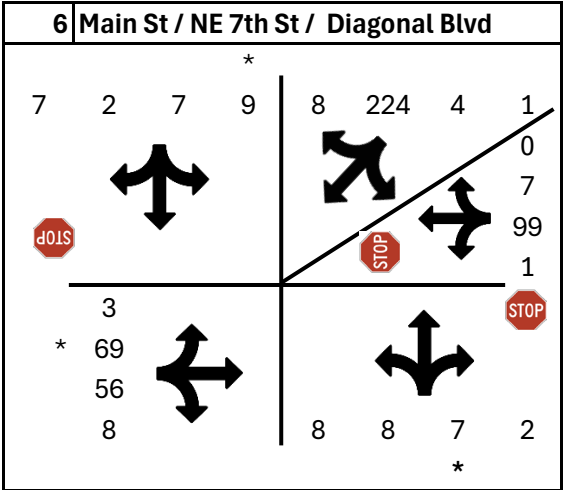
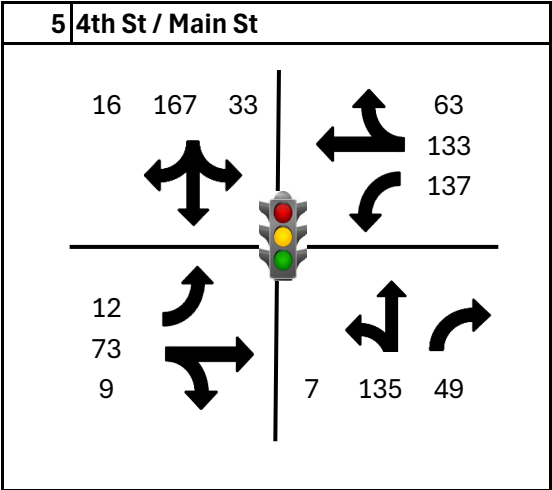
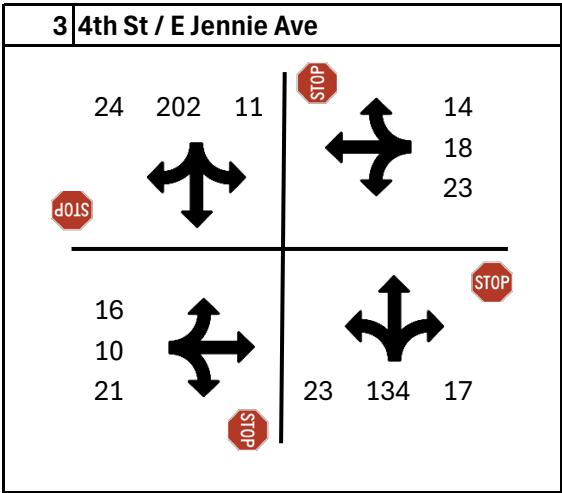
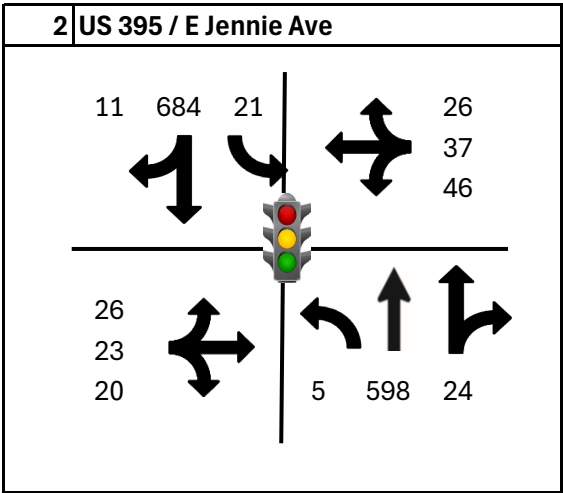
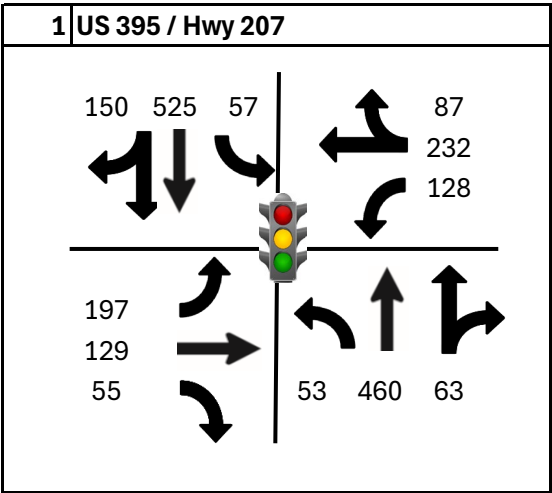
LOS = Level of Service of Worst Movement

ICU = Intersection Capacity Utilization

Locations exceeding mobility standards are shown with ***bold/italicized***

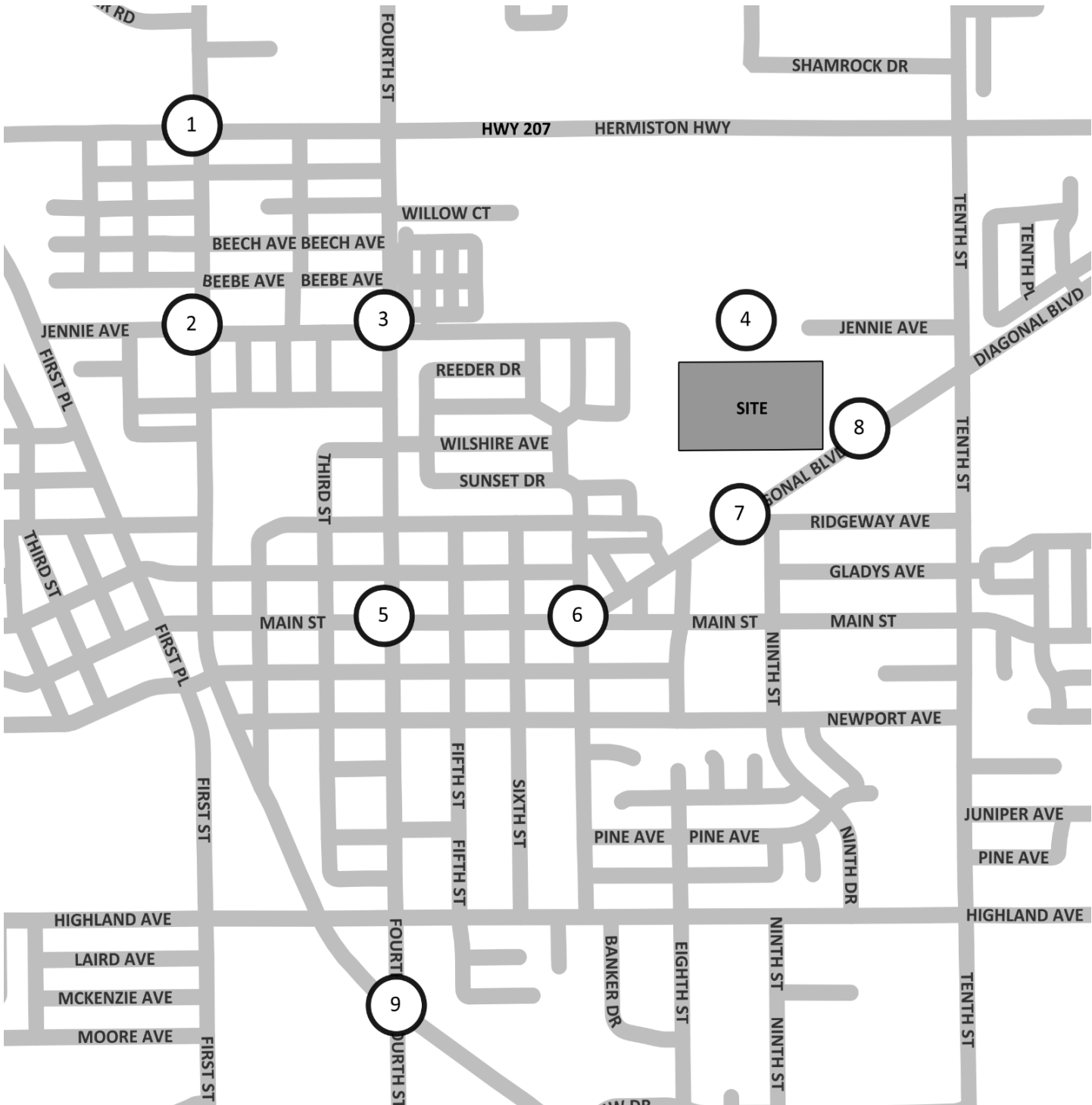
<sup>2</sup> Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis, Transportation Research Board, Washington DC, 2016.

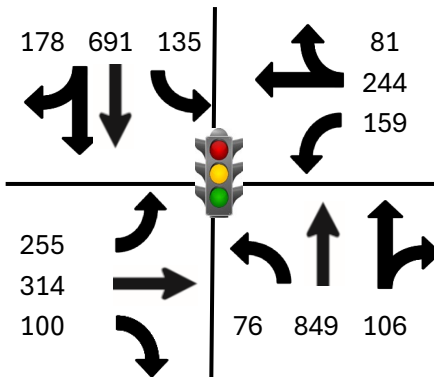
Figure 5: 2026 Background Volumes AM Peak Hour

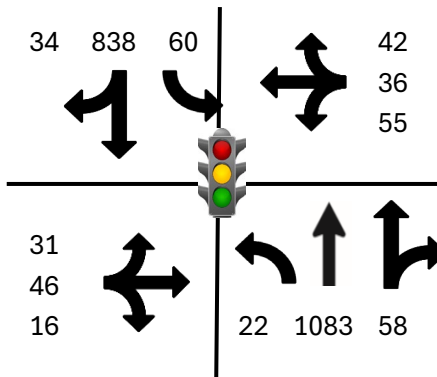


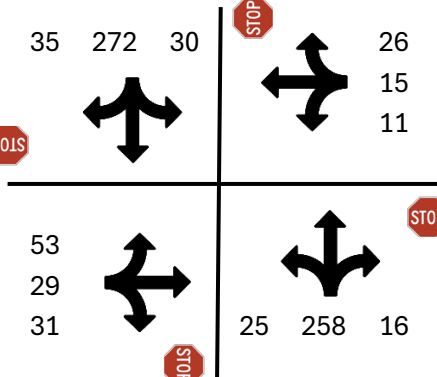
\* denotes movement to/from Diagonal Blvd

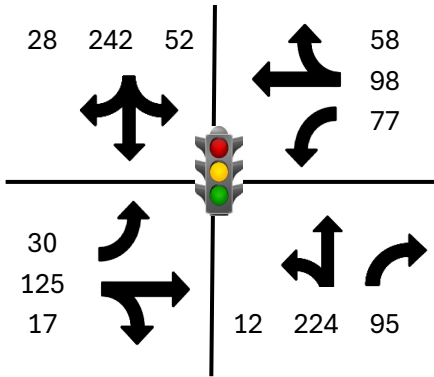
Figure 6: 2026 Background Volumes PM Peak Hour

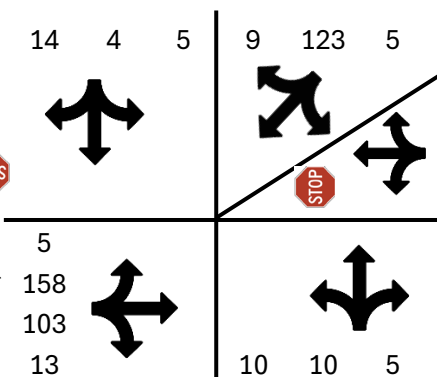
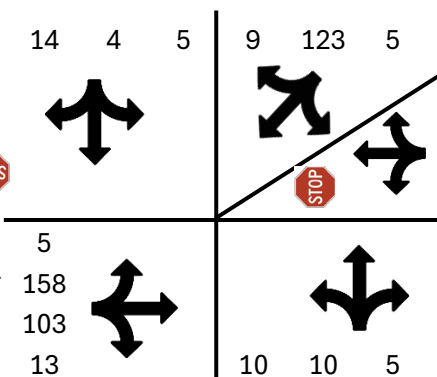


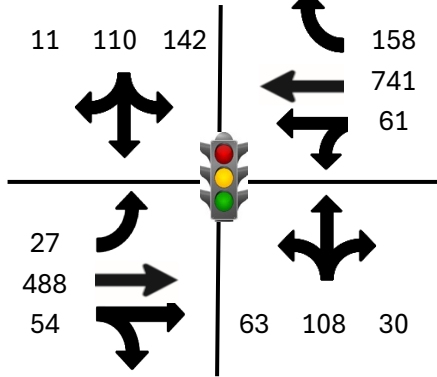
1	US 395 / Hwy 207	
		
178	691	135
81	244	159
255	314	100
76	849	106

2	US 395 / E Jennie Ave	
		
34	838	60
42	36	55
31	46	16
22	1083	58

3	4th St / E Jennie Ave	
35	272	30
STOP		26
		15
		11
53	29	31
	25	258
		16

5	4th St / Main St		
			
28	242	52	
			58
			98
			77
30			
125			
17			
		12	224
			95

6	Main St / NE 7th St / Diagonal Blvd									
*										
10	14	4	5	9	123	5	0	19	2	61
										
STOP				STOP						
5	158	103	13	10	10	5	7	0	STOP	
*				*						

9	US 395 / 4th St	
		
11	110	142
158	741	61
27	488	54
63	108	30

\* denotes movement to/from Diagonal Blvd

## CHAPTER 4: PROJECT IMPACTS

This chapter reviews the impacts that the proposed development would have on the study area transportation system. The focus of the impact analysis is on the following study intersections:

- 1 US 395/ Hwy 207
- 2 US 395/Jennie Ave
- 3 Jennie Ave/4th St
- 4 Jennie Ave/North Driveway
- 5 Main St/4th St
- 6 Main St/Diagonal/7th St
- 7 Diagonal/West Access
- 8 Diagonal/East Access
- 9 US395/4th St

### Trip Generation

Trip generation is used to estimate the number of vehicle trips added to the roadway network by a development during a specified period. In this case, the AM and PM peak hour periods are studied. Trip generation estimates are established using data and methodology provided by the Institute of Transportation Engineers (ITE).<sup>3</sup>

Trip generation values for the proposed development are estimated using the ITE Trip Generation Manual, 11th Edition. Land Use Code 220: Multi-Family Low-Rise is used to estimate trips for the proposed apartment units. Land Use Code 151: Mini-Ware is used to estimate trips for the proposed storage units. Trip generation values are provided in **Table 8**.

**Table 8: Trip Generation Summary**

Land Use	Size	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
Multifamily Housing Low Rise (220)	270 Units	26	81	107	86	51	137
Mini-Warehouse (151)	22k SQFT	1	1	2	1	2	3
<b>TOTAL</b>		<b>27</b>	<b>82</b>	<b>109</b>	<b>87</b>	<b>53</b>	<b>140</b>

<sup>3</sup> *Trip Generation, 11<sup>th</sup> Edition*, Institute of Transportation Engineers, 2021.  
Enloe Consulting, LLC



## Trip Distribution

Trip distribution provides an estimation of where trips from the development originate and end on the study area network. This is represented as percentages where large portions of the trips generated enter and exit the project study area. The trip distribution percentages are included in **Appendix D**. **Figures 7 and 8** show the trips generated by the study distributed on the network.

Figure 7: Site Generated Volumes AM Peak Hour

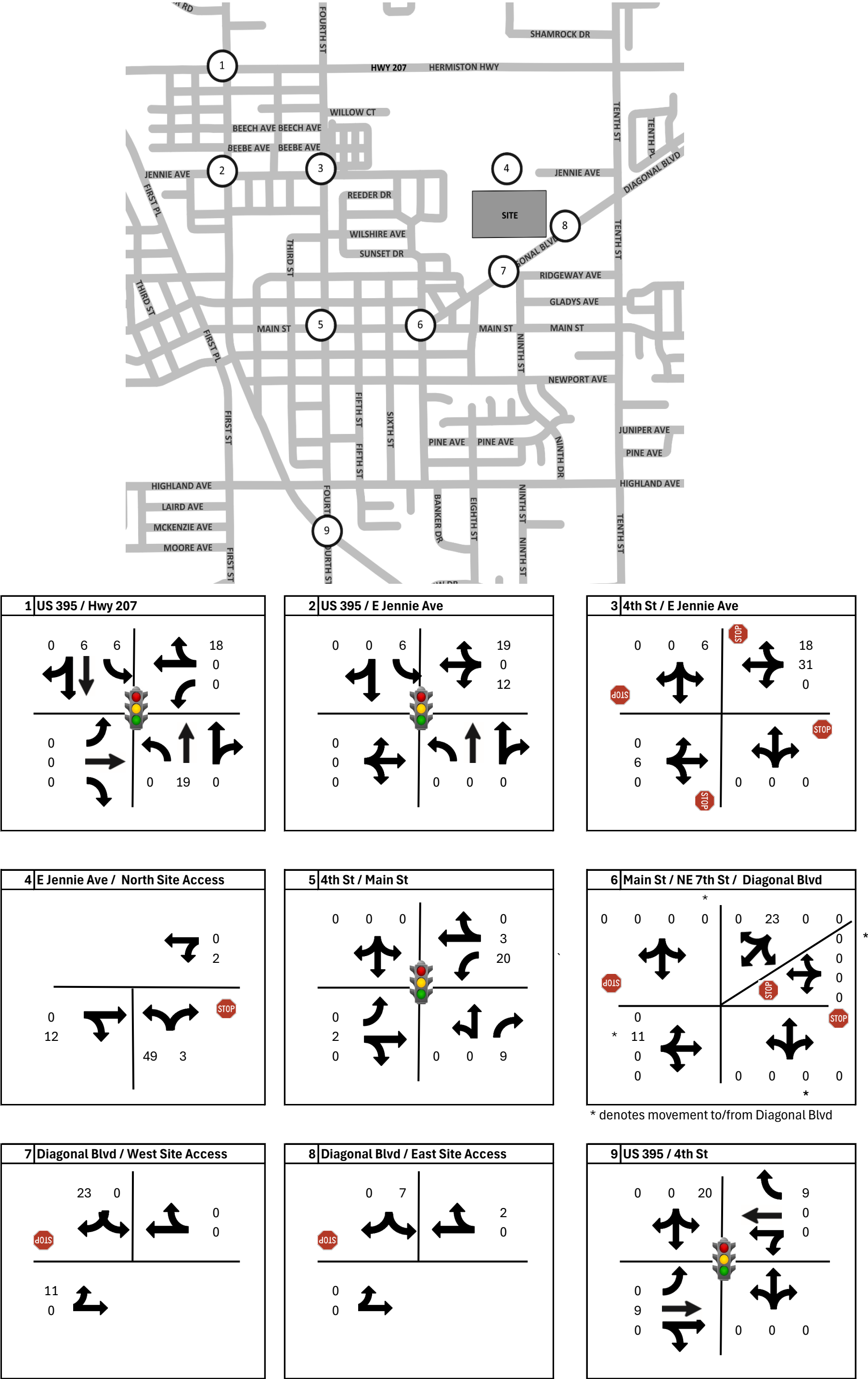
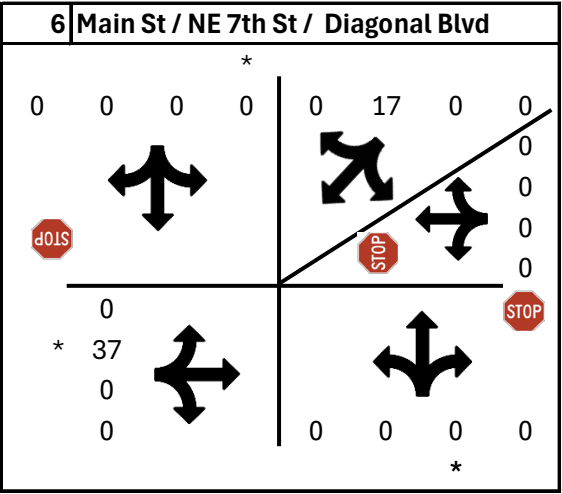
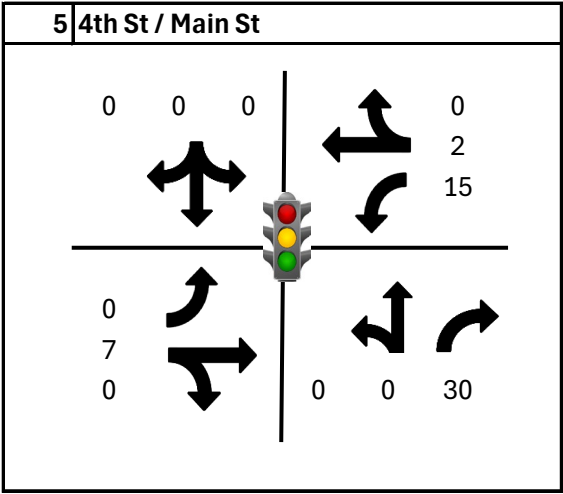
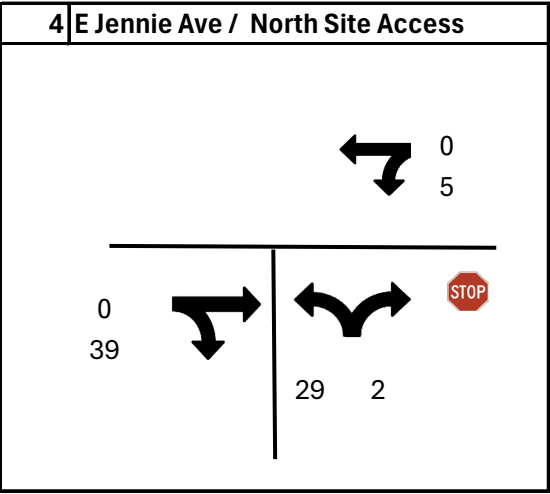
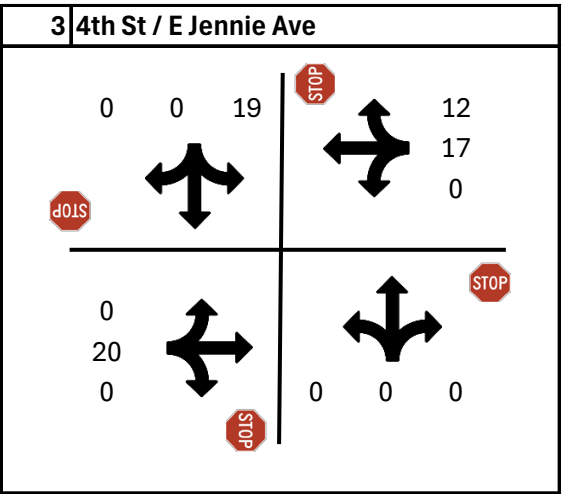
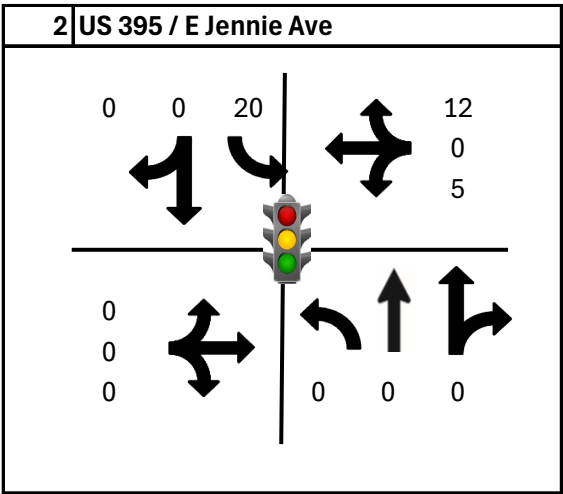
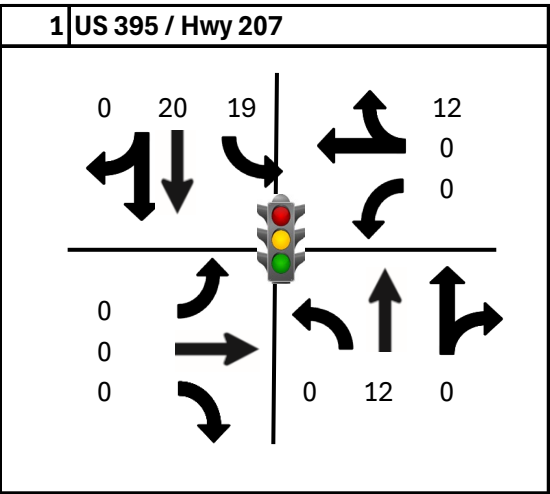
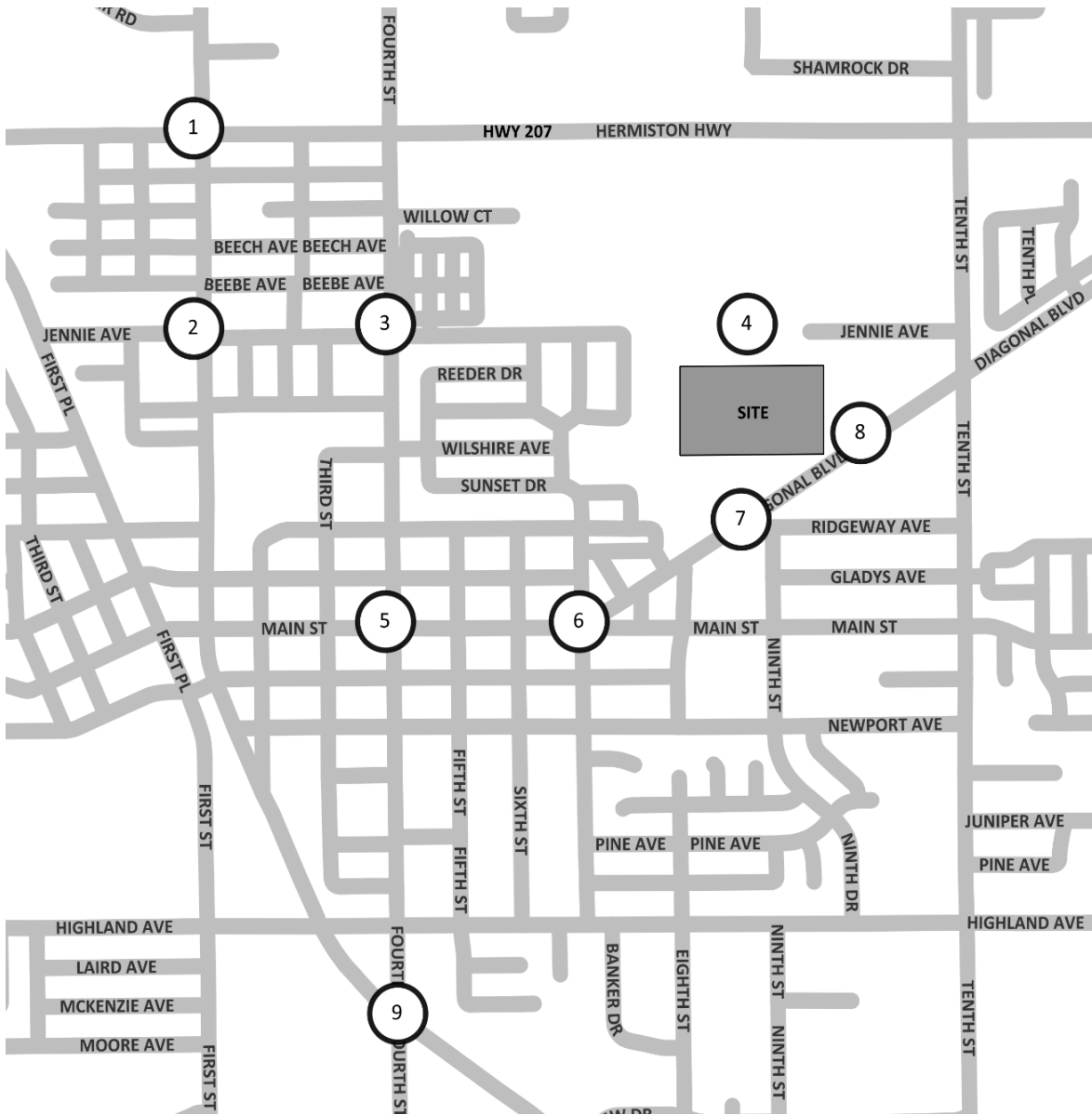
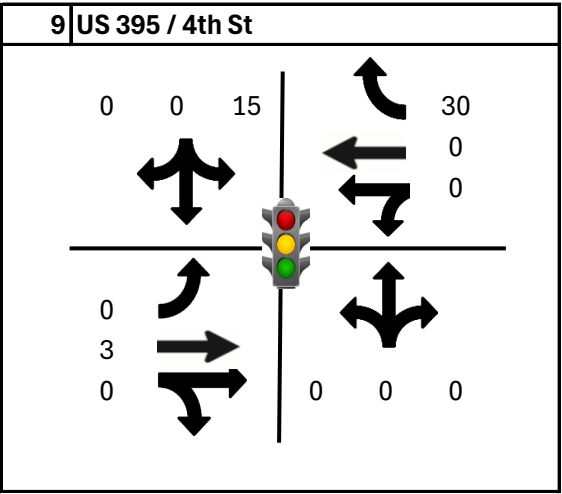
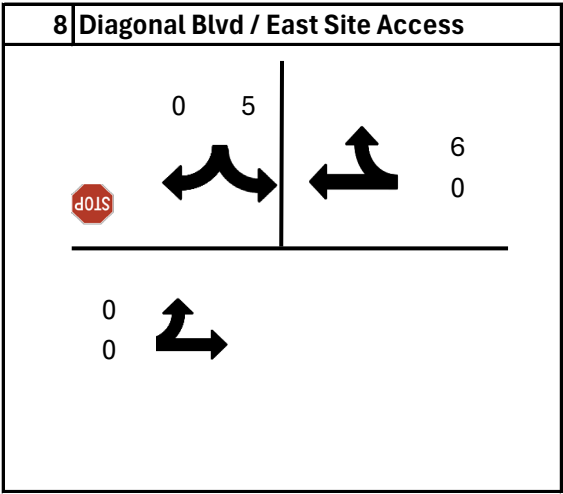
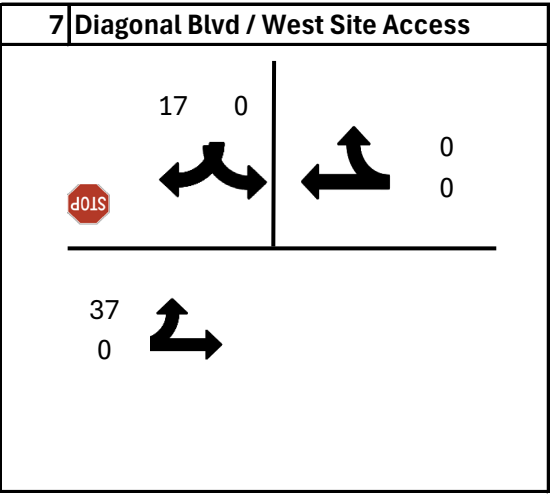


Figure 8: Site Generated Volumes PM Peak Hour



\* denotes movement to/from Diagonal Blvd



## Future Traffic Volumes with the Proposed Development

The estimated trips associated with the proposed development are added to the background volumes to estimate the total traffic scenario volumes. **Figures 9 and 10** show the 2026 total traffic volumes used for the opening year analysis.

**Table 9** lists the study intersection total traffic operating conditions for the AM and PM peak hours. The 2016 Highway Capacity Manual (HCM) methodology<sup>4</sup> is used to evaluate operations at two-way and all-way stop controlled study intersections. The intersection of Main St/Diagonal Blvd/7<sup>th</sup> St is has a unique configuration with five intersection approaches, which means the HCM analysis cannot be applied. Instead, the Intersection Capacity Utilization (ICU) is used to estimate operations at this location. Signalized intersections are evaluated using the HCM 2000 methodology.

**Appendix G** provides detailed reports for the operational results. All study intersections meet mobility standards in the AM and PM peak hours.

**Table 9: 2026 Total Intersection Operations (With Project)**

No.	Intersection	Traffic Control	Operating Standard	AM Peak Hour	PM Peak Hour
1	US 395/ Hwy 207	Signalized	0.90 V/C	0.85 V/C	0.95 V/C
2	US 395/Jennie Ave	Signalized	0.90 V/C	0.48 V/C	0.57 V/C
3	Jennie Ave/4th St	Unsignalized (All way stop)	LOS D	LOS B (SB)	LOS C (SB)
4	Jennie Ave/North Driveway	Unsignalized (Two way stop)	LOS D	LOS A (NB)	LOS A (NB)
5	Main St/4th St	Signalized	LOS D	0.51 V/C	0.53 V/C
6	Main St/Diagonal/7 <sup>th</sup> St	Unsignalized (Two way stop)	LOS D	ICU LOS A	ICU LOS A
7	Diagonal/West Access	Unsignalized (Two way stop)	LOS D	LOS A (SB)	LOS A (SB)
8	Diagonal/East Access	Unsignalized (Two way stop)	LOS D	LOS B (SB)	LOS B (SB)
9	US395/4th St	Signalized	0.90 V/C	0.50 V/C	0.71 V/C

V/C = Volume to Capacity Ratio

LOS = Level of Service of Worst Movement

ICU = Intersection Capacity Utilization

Locations exceeding mobility standards are shown with ***bold/italicized***

<sup>4</sup> Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis, Transportation Research Board, Washington DC, 2016.

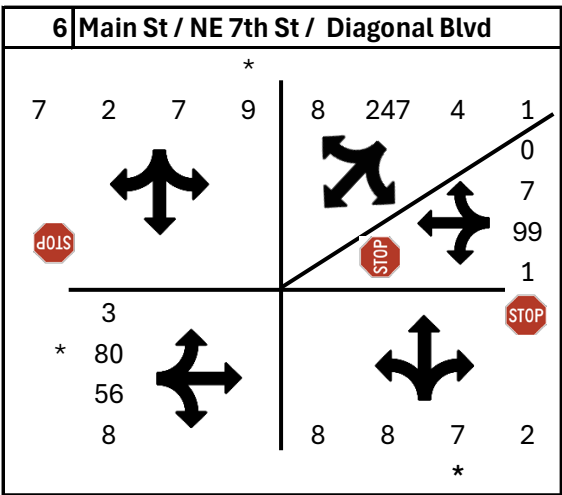
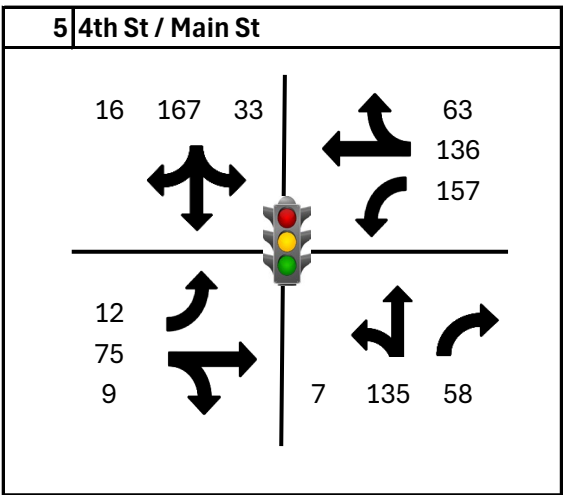
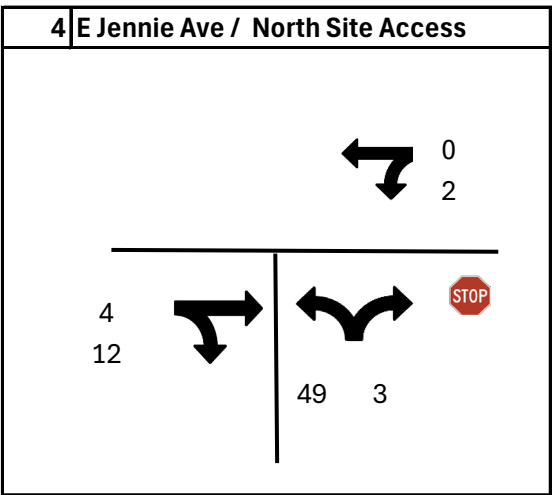
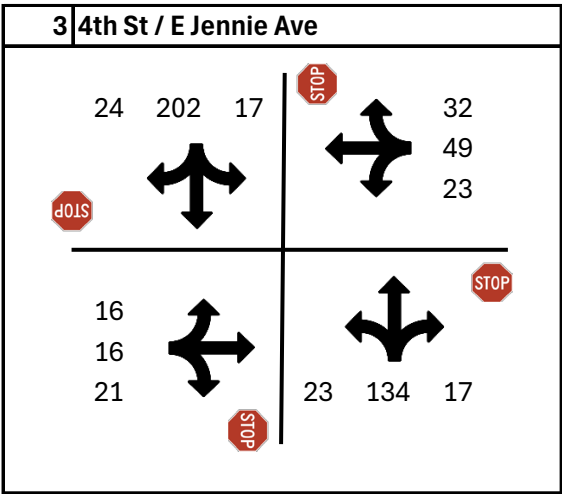
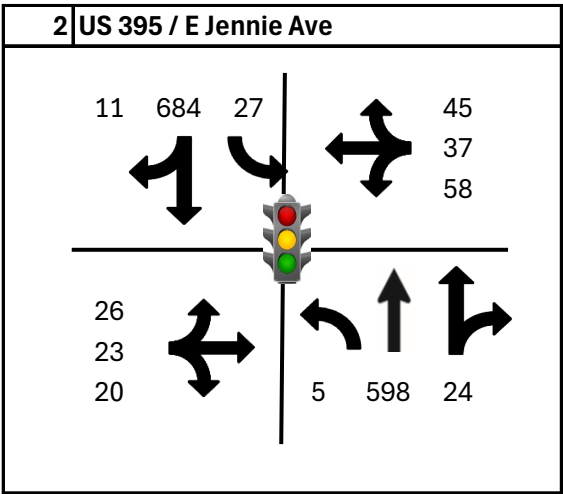
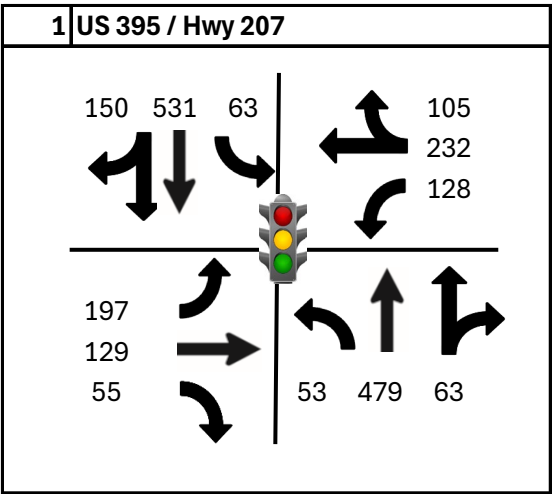
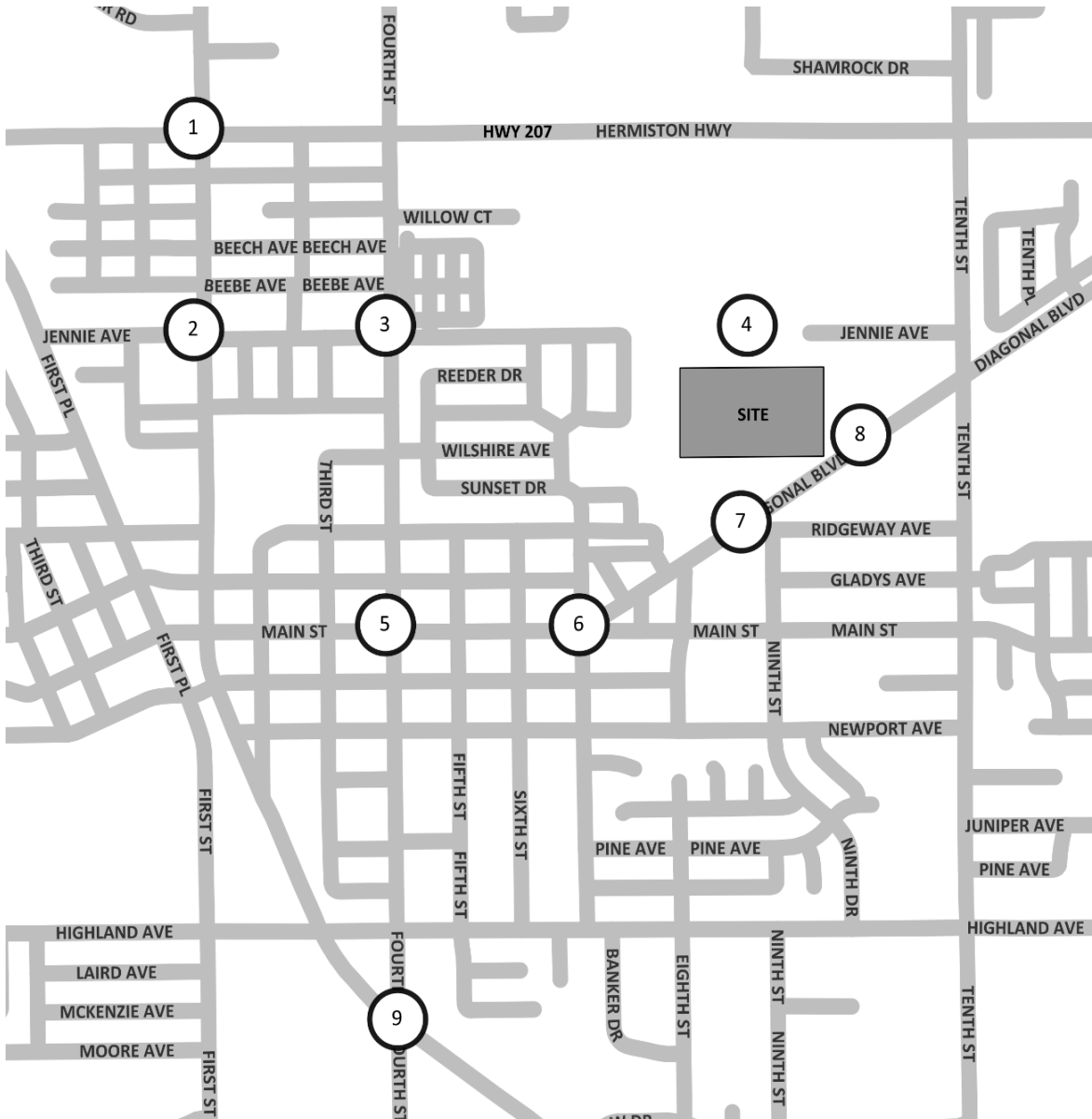
## Key Findings

Key findings associated with the proposed development include the following items:

- The proposed development would generate 109 (27 in, 82 out) AM peak hour trips and 140 (87 in, 53 out) PM peak hour trips.
- All study intersections are expected to operate within mobility standards with the addition of the proposed site for the 2026 opening year for the AM and PM peak hours.



Figure 9: 2026 Total Volumes AM Peak Hour



\* denotes movement to/from Diagonal Blvd

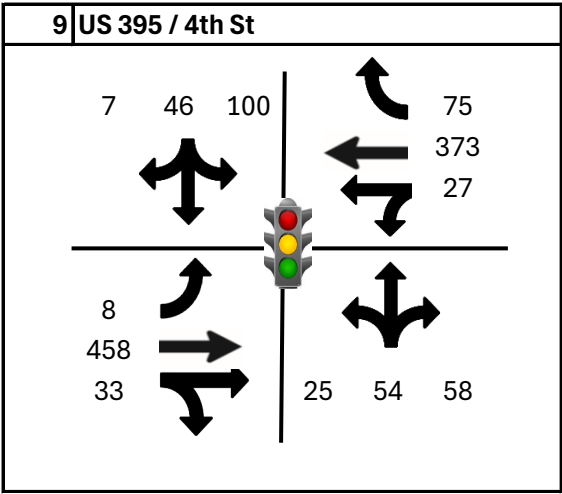
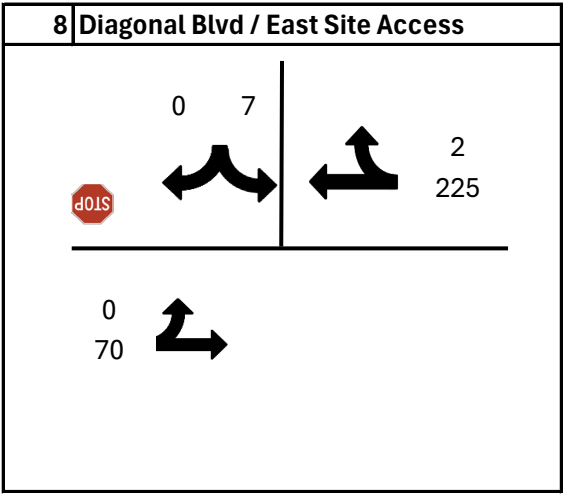
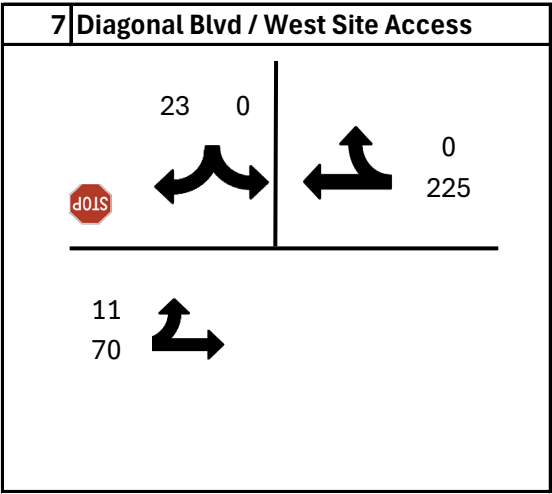
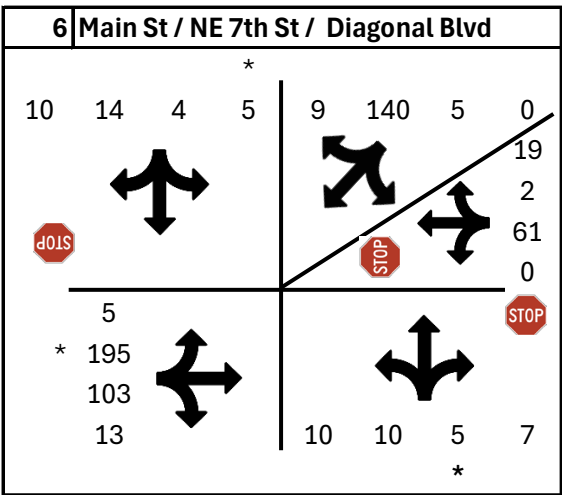
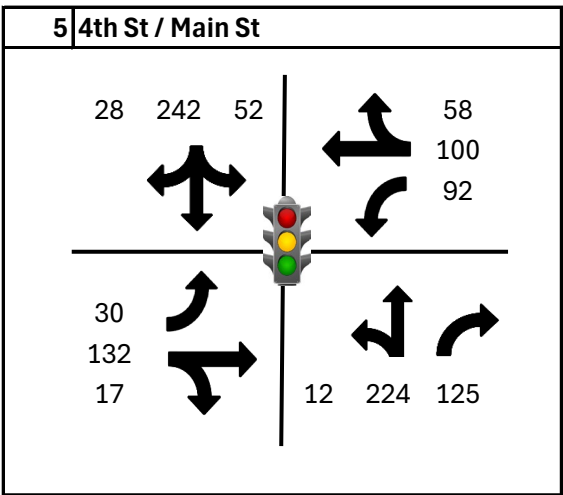
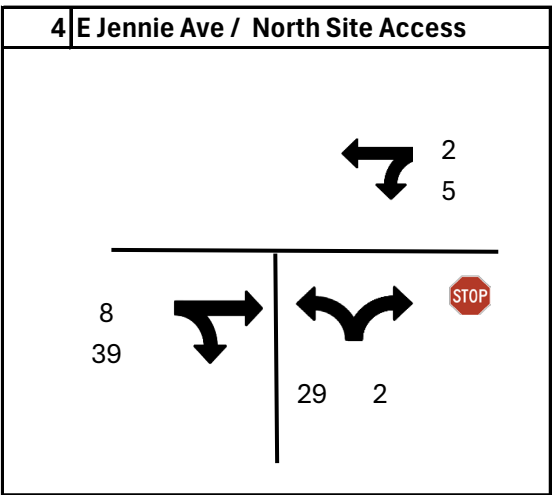
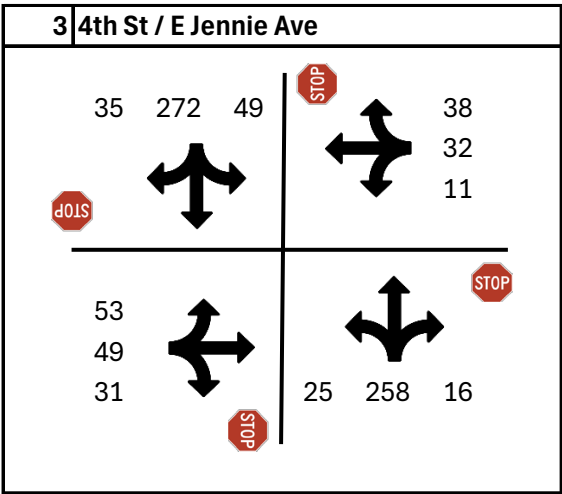
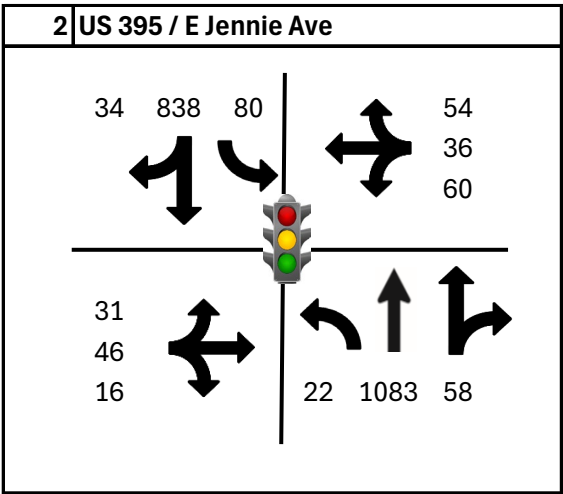
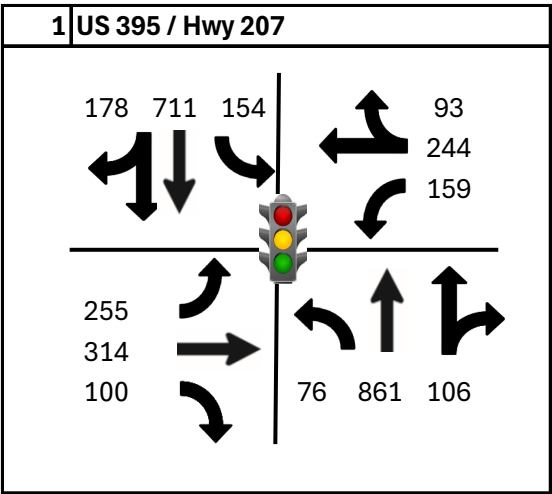
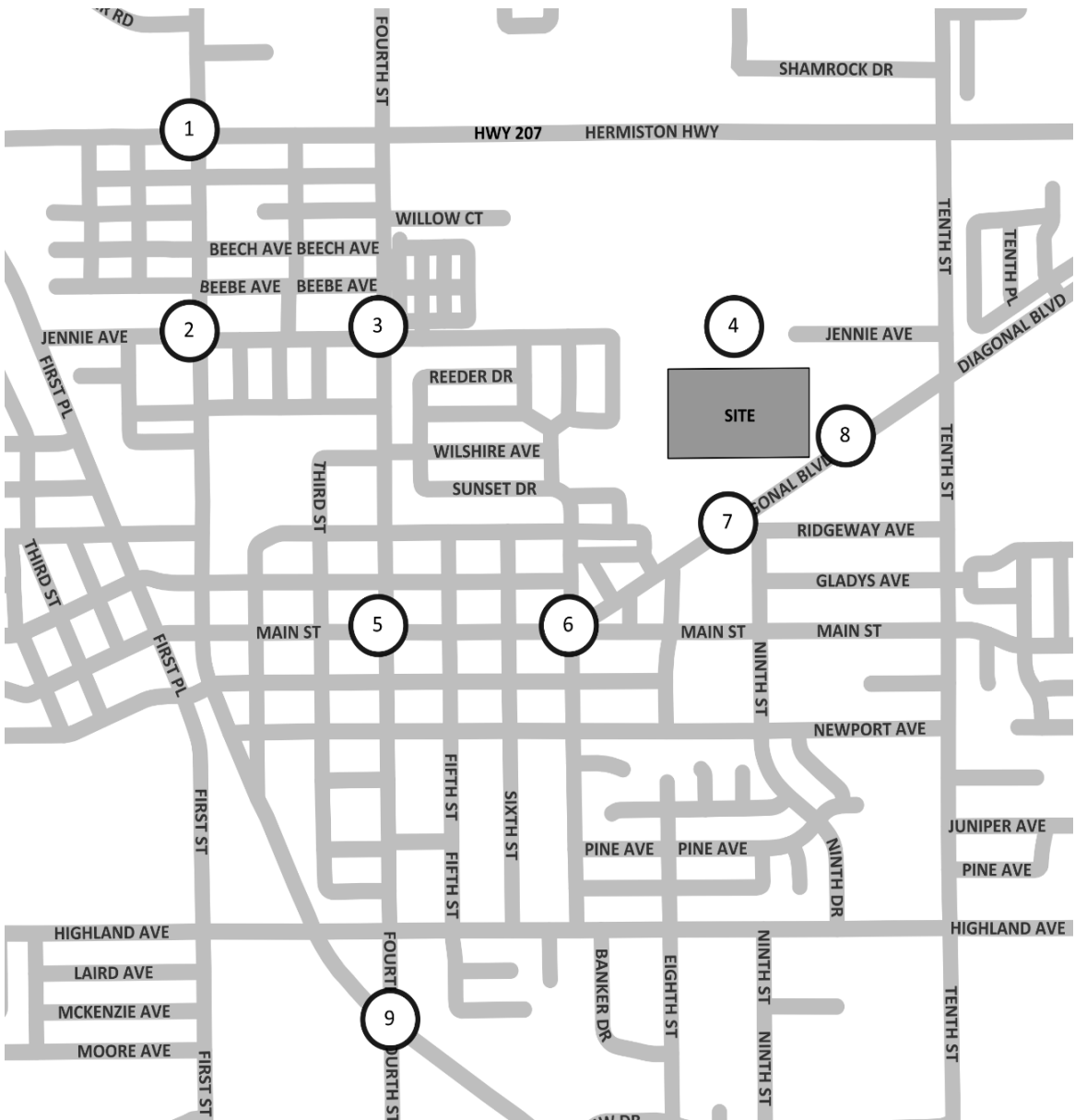
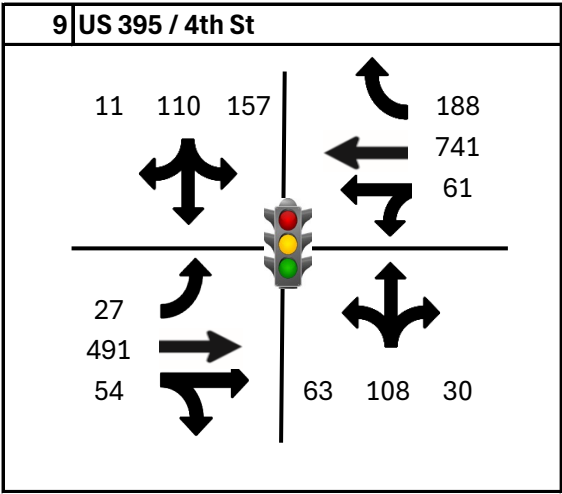
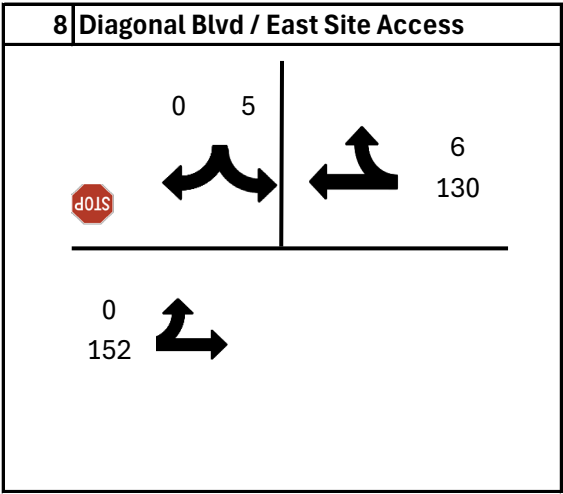
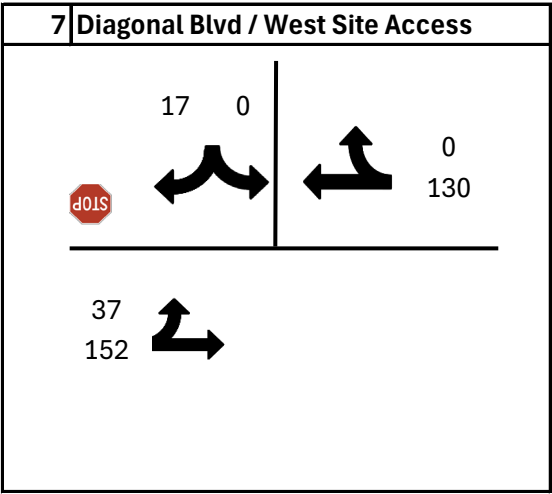


Figure10: 2026 Total Volumes PM Peak Hour



\* denotes movement to/from Diagonal Blvd





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of June 11, 2025

**Title/Subject**

Replat- 4N2802AB Replat of Sunset Estates & Terra Nova Terrace

**Summary and Background**

Ron McKinnis has submitted a preliminary replat application for Sunny View Terrace, a replat of Lots 20, 27-25, 48-53, 56-51, 64-69, 72-77, 80-85, 88-93, and 96-98 of Sunset Estates and Lots 1-7 of Terra Nova Terrace. The intent of the replat is to replat and subdivide the existing lots into common wall housing lots consistent with the provisions of §157.152 of the Hermiston Code of Ordinances. Common wall housing is similar to multi-family housing and incorporates elements of townhouse housing as well. In essence, the replat creates two-, three-, and four-plex lots where each housing unit is on a separate lot. These lots may be owner-occupied or rental units. The townhouse portion of Cimmaron Terrace south of E Theater Lane is the same concept proposed in Sunny View Terrace.

The replat is not considered a middle housing land division under ORS 92.031. Middle housing land divisions allow expedited administrative approval of land divisions specifically to create middle housing lots. Early discussions with the developer proposed a duplex development splitting each existing lot in half and would qualify for middle housing land divisions. The creation of three- and four-plex lots do not qualify for middle housing status. Under the state rules, Hermiston is only obligated to provide two-family developments for middle housing as a city with a population between 2,500 and 25,000. However, the city's common wall code serves a similar purpose but is not subject to the statewide "shall approve" requirement for which a middle housing land division qualifies.

The property is owned by the Holt Revocable Living Trust and Larry and Diana Ables. The property is zoned Multi-Structure Residential (R-4). Land to the west is developed with urban density single-family dwellings and rural single-family estates. Land to the south is currently vacant but is approved for the Upland Meadows single-family subdivision which is currently starting construction. Land to the east is used agriculturally and contains single-family estates. Land to the north is outside the urban growth boundary and is used agriculturally and contains single-family estates. The Sunset Estates subdivision is a development approved by the city in the 1990s but which remained undeveloped until 2008 when the NE 8<sup>th</sup> Street fronting lots were improved and developed with single-family housing. This portion of Sunset Estates has continued to remain an undeveloped future phase but is proposed for sale and development now.

Common wall housing is a relatively new code provision added to the zoning ordinance by the city in 2011 during the city's periodic review process. After considering the use of the planned unit development process to create the common wall townhouse development in Cimmaron Terrace, it was determined that the PUD process introduced too much subjectivity into what is a common housing type in other cities. Thus, the common wall housing code allows for the creation of multi-family housing with each unit on a separate lot, provided that the overall density of the multi-unit structure remains in compliance with the density standard for multi-family housing in the zone in which it is located. For example, four common wall townhouses would require a minimum of 8,000 square feet for the aggregate of the four lots upon which they are sited. In order to assist the planning commission in visualizing the common wall housing, staff has prepared a supplemental map using the preliminary plat. This supplemental map uses polygons to represent the distribution of common wall units in the development. Since the code requires additional width at the end of each structure to accommodate sideyard setbacks, it is easier to identify the future layout of dwellings using these polygons.

#### *157.152 COMMON WALL HOUSING.*

- (A) Common wall, attached single-family housing shall be allowed in the R-2, R-3, R-4 and RR zones. Attached single-family housing shall not be allowed in the R-1 zone.
- (B) Where common wall housing is proposed, the minimum lot area shall be calculated using the density standards of the underlying zone for the number of units. At no time may there be more common wall units than would be allowed for traditional single lot multi-family housing.
- (C) There shall be no setback for attached units where abutting a common wall. The sideyard setback on each end of a common housing block shall be the same as that in the underlying zone.
- (D) Front and rear setbacks shall be the same as those in the underlying zone.
- (E) Lot coverage requirements shall be calculated for the aggregate of all common wall attached units and shall be the same as the coverage requirement in the underlying zone.
- (F) Where common wall dwellings abut a lot line, all provisions of the building code for zero lot line housing shall apply.
- (G) Where common wall dwellings are proposed, each dwelling shall be serviced by an individual water meter and sewer connection. Group metering and connections are not allowed.
- (H) All units with a common wall must be constructed concurrently and be under the same ownership at the time of initial construction.
- (I) Common walls must follow the property line and have no openings.

Public notice was provided for the proposed partition. Notice of land use action was mailed to property owners within 100 feet on May 28, 2025. A sign informing the public of the proposal was placed on the property on May 28, 2025.

The criteria that are applicable to the decision to accept the proposed partition are contained in 154.15 through 154.66, 157.028, 157.101, and 157.152 of the Hermiston Code of Ordinances.

The findings of fact are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E. A supplemental map indicating the proposed common wall dwelling counts are attached as Exhibit F.

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

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

This development satisfies council goal 1.7 - *Attract market-rate rental housing developments to increase middle housing inventory*

### **Fiscal Information**

There is no impact to the city from the approval of the plat. Each attached dwelling is expected to be priced near \$250,000 to \$300,000 and generate approximately \$1,873 in tax revenue annually.

### **Alternatives and Recommendation**

#### **Alternatives**

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

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

Staff has reviewed the proposed plat and found that it is prepared in accordance with all requirements of 154.35(B) of the Hermiston Code of Ordinances. Staff recommends the planning commission approve the preliminary plat subject to the conditions of approval.

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the conditions of approval
- Motion to approve the preliminary plat subject to the conditions of approval

### **Submitted By:**

C.F. Spencer, Planning Director



**Exhibit A**  
**Findings of Fact**  
**Sunny View Terrace Replat**  
**June 11, 2025**

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by NE Hill View Drive, NE Sunny View Lane, and E Holt Ave. Each street is entirely unimproved within the boundary of the replat. All street rights of way are already platted and no changes are proposed. E Holt Ave provides connectivity to future residential development to the east.

§154.16 Street and Alley Width.

All existing rights of way are 50 feet in width and in compliance with the city standards for local residential streets.

§154.17 Easements.

There are existing 6-foot utility easements along all lot lines that are not shown on the preliminary plat. During the act of replatting, easements may be vacated and as there are no utilities in the undeveloped subdivision, staff recommends eliminating all side and rear lot line easements and requiring only the statutorily permitted 10-foot front lot line utility easement on the front lot line on the final plat. 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 Sunset Estates.

§154.19 Lots.

The lots range in size from 1,800 to 5,200 square feet. The majority of the lots are between 1,800 and 2,300 square feet. All lots are currently vacant. The lot sizes are below those permitted for single- and two-family housing in the R-4 zone. However,

the lots are designed in compliance with the common wall housing requirements of 157.152. Under 157.152 the minimum lot area is calculated using the density standard for the underlying zoning. Two-unit lots require a combined minimum lot area of 5,000 square feet spread between two lots. Three-unit lots require a combined minimum lot area of 7,500 square feet. Four-unit lots require a combined minimum lot area of 8,000 square feet.

The two- and four-unit lots are designed in compliance with the minimum lot area requirements. Where there are three-unit lots, there exists a lot area deficiency. For example, Lots 129, 128, and 127 have a combined lot area of 6,851 square feet. Lots 130, 132, and 134 have a combined lot area of 6,803 square feet. Lots 214, 216, and 218 have a combined lot area of 6,815 square feet. All of the combined three-unit lots will require additional square footage to be added for the final plat. Staff recommends that the planning commission grant approval to the preliminary plat as submitted, but to require revised lot calculations and lot areas demonstrating compliance with 157.152 as part of the final plat submittal. Increasing lot area to comply with 157.152 may result in the loss of lots in each block. Alternately, the applicant may submit a revised preliminary plat prior to consideration by the planning commission.

#### §154.20 Character of Development.

The development is currently vacant. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances. The intent of the development is to construct attached, common wall single-family housing. The density of the development is increased over the existing platted lots from 65 to 219. However, under the R-4 zoning all lots are able to accommodate at least a tri-plex dwelling and the potential density is at least 195 dwellings.

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

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

#### Minimum Improvements Required

##### §154.60 Permanent Markers

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

##### §154.61 General Improvements

All streets are unpaved with no 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 NE Hill View Drive and E Holt Ave. 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 Sunset Estates and extended eastward in NE Hill View Drive and E Holt Ave.

#### §154.63 Sanitary Sewer System.

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

### Chapter 157: Zoning

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

The lots range in size from 1,800 to 5,200 square feet. The majority of the lots are between 1,800 and 2,300 square feet. All lots are currently vacant. The lot sizes are below those permitted for single- and two-family housing in the R-4 zone. However, the lots are designed in compliance with the common wall housing requirements of 157.152. Uses permitted in the R-4 zone are listed in 157.028 of the Hermiston Code of Ordinances.

Under the existing zoning and lot layout, all lots are 7,500 square feet or greater. Each existing lot is able to accommodate a tri-plex dwelling and has a potential density of 195 units.

#### §157.152 Common Wall Housing

Under 157.152 the minimum lot area is calculated using the density standard for the underlying zoning. Two-unit lots require a combined minimum lot area of 5,000 square feet spread between two lots. Three-unit lots require a combined minimum lot area of 7,500 square feet. Four-unit lots require a combined minimum lot area of 8,000 square feet.

The two- and four-unit lots are designed in compliance with the minimum lot area requirements. Where there are three-unit lots, there exists a lot area deficiency. For example, Lots 129, 128, and 127 have a combined lot area of 6,851 square feet. Lots 130, 132, and 134 have a combined lot area of 6,803 square feet. Lots 214, 216, and 218 have a combined lot area of 6,815 square feet. All of the combined three-unit lots

will require additional square footage to be added for the final plat. Staff recommends that the planning commission grant approval to the preliminary plat as submitted, but to require revised lot calculations and lot areas demonstrating compliance with 157.152 as part of the final plat submittal. Increasing lot area to comply with 157.152 may result in the loss of lots in each block. Alternately, the applicant may submit a revised preliminary plat prior to consideration by the planning commission.

#### §157.101 Development Hazard Overlay

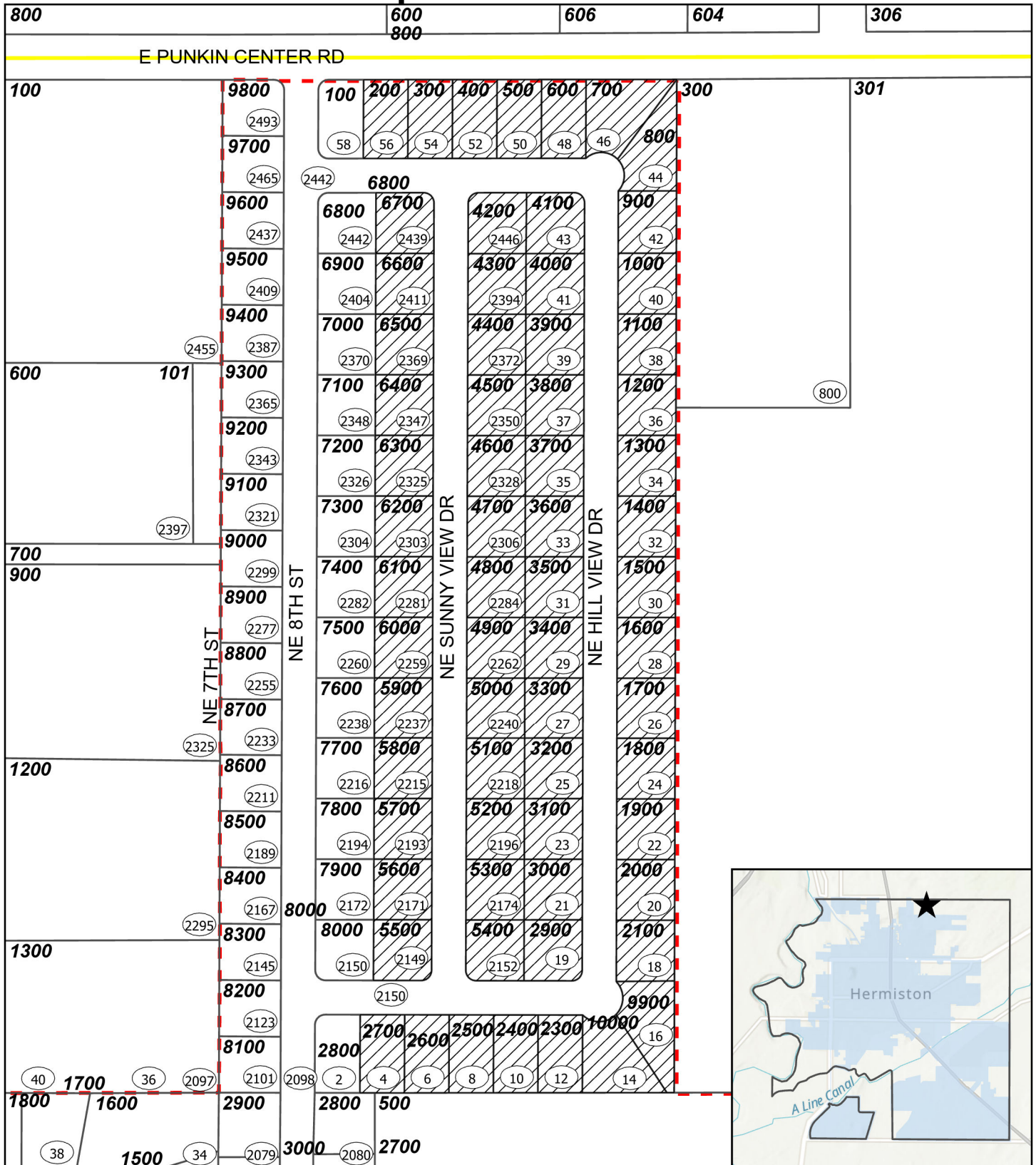
Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage 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**  
**Sunny View Terrace Replat**  
**June 11, 2025**

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

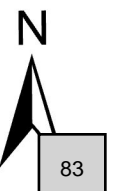
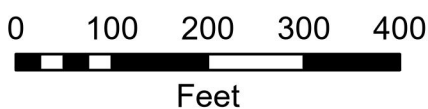
1. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
2. 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.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. Easements of ten feet in width shall be provided on all lot lines abutting a public street.
5. All of the combined three-unit lots will require additional square footage to be added for the final plat. Revised lot calculations and lot areas demonstrating compliance with 157.152 are required as part of the final plat submittal. Increasing lot area to comply with 157.152 may result in the loss of lots in each block.
6. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.
7. 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.

# Notice of Proposed Land Use Action



## Legend

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





SUNNY VIEW TERRACE

A Replat of Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates And Lots 1-7 of Terra Nova Terrace City of Hermiston, Umatilla County, Oregon Township 4 North, Range 28 East, W.M. Northwest 1/4 of Northeast 1/4 of Section 2 for: North 44 Homes 4618 South Reed Street Kennewick, Washington, 99337

LEGAL DESCRIPTION:

Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates and Lots 1-7 of Terra Nova Terrace all located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon;

RECORD SURVEYS:

R1 - McKinnis for Holt, Sunset Estates, Book 13, Page 086, 1996  
R2 - McKinnis for Holt, Holt Addition, Book 15, Page 034, 2007  
R3 - Edwards for Holmes, C.S. #S-037-  
R4 - McKinnis for City of Hermiston, Terra Nova Terrace, Book 18, Page 046, 2025

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is a 5/8" Rebar with a Yellow Plastic Cap, PLS 951 set at the Northeast corner of newly created Lot 12 being the Northeast corner of this Plat.

This Survey is Based on my surveys for Holt, Sunset Estates & Holt Addition, and my survey for the City of Hermiston, Terra Nova Terrace. My Bearing Base is the East Line of the Sunset Estates Subdivision. Having only completed Phase 1 of this Subdivision in 2006, only the Exterior monuments were set for these Lots of this Subdivision. The purpose of the survey was to Replat All of Phase 2 of Sunset Estates by dividing all remaining lots of Phase 2 in half to allow construction of Zero Lot Line Duplexes on each property. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION / DEDICATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby Recognize previous dedications to the Public of Hill View Drive, Sunny View Lane, and NE Holt Avenue. We also Dedicate or Recognize the previous Utility easements as portrayed upon this Plat. We acknowledge that they have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognizes this Plat as the Official Map and Plat of the Replat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Edith A. Holt, Trustee, Holt Revocable Living Trust  
Owner

Larry D. Ables Diana L. Ables  
Ables & Ables, LLC, Purchasing Agent

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

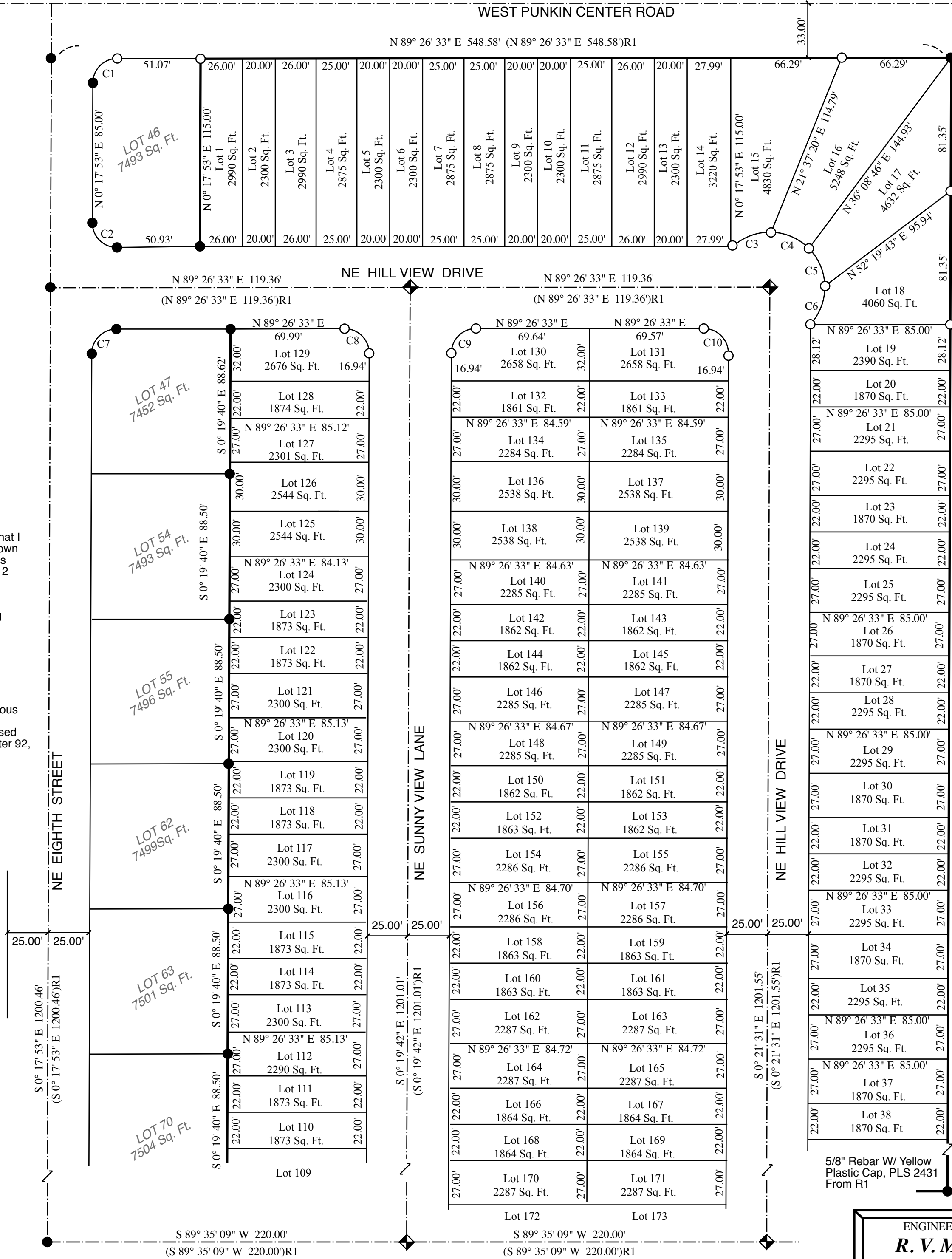
My Printed Name is \_\_\_\_\_

My Commission No. is \_\_\_\_\_

My Commission Expires \_\_\_\_\_

CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord Lgth.
C1 -	23.49'	15.00'	89°44'26"	N 44°34'20" E	21.17'
C2 -	23.63'	15.00'	90°15'34"	S 45°20'32" E	21.23'
C3 -	25.66'	33.71'	43°35'20"	N 69°07'34" E	25.03'
C4 -	25.66'	33.71'	43°41'31"	S 67°16'29" E	25.04'
C5 -	25.67'	33.71'	43°38'27"	S 23°40'51" E	25.05'
C6 -	25.67'	33.71'	43°38'27"	S 19°57'35" W	25.05'
C7 -	23.49'	15.00'	89°44'26"	N 45°08'19" E	21.16'
C8 -	23.62'	15.00'	90°13'44"	S 45°26'35" E	21.26'
C9 -	23.38'	15.00'	89°18'46"	N 44°19'41" E	21.26'
C10 -	23.56'	15.00'	90°00'24"	S 45°26'34" E	21.26'



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

Ronald V. McKinnis, PLS #2431



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431

Expires 12-31-26

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
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- - - Section / Street Center Line
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SCALE 1" = 50 Ft.  
April, 2025

ENGINEERING - LAND SURVEYING - WATER RIGHTS

R. V. MCKINNIS ENGINEERING

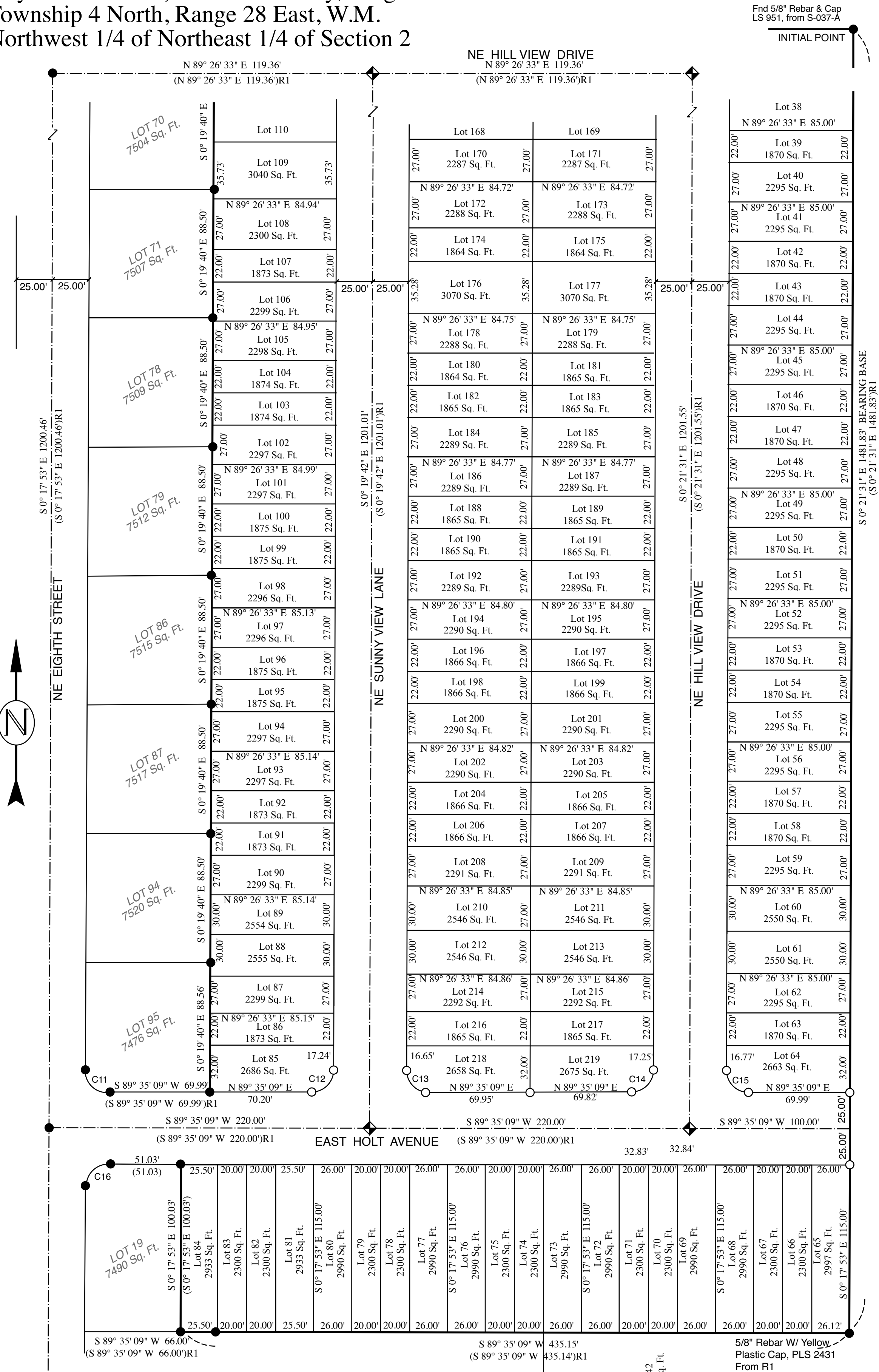
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017



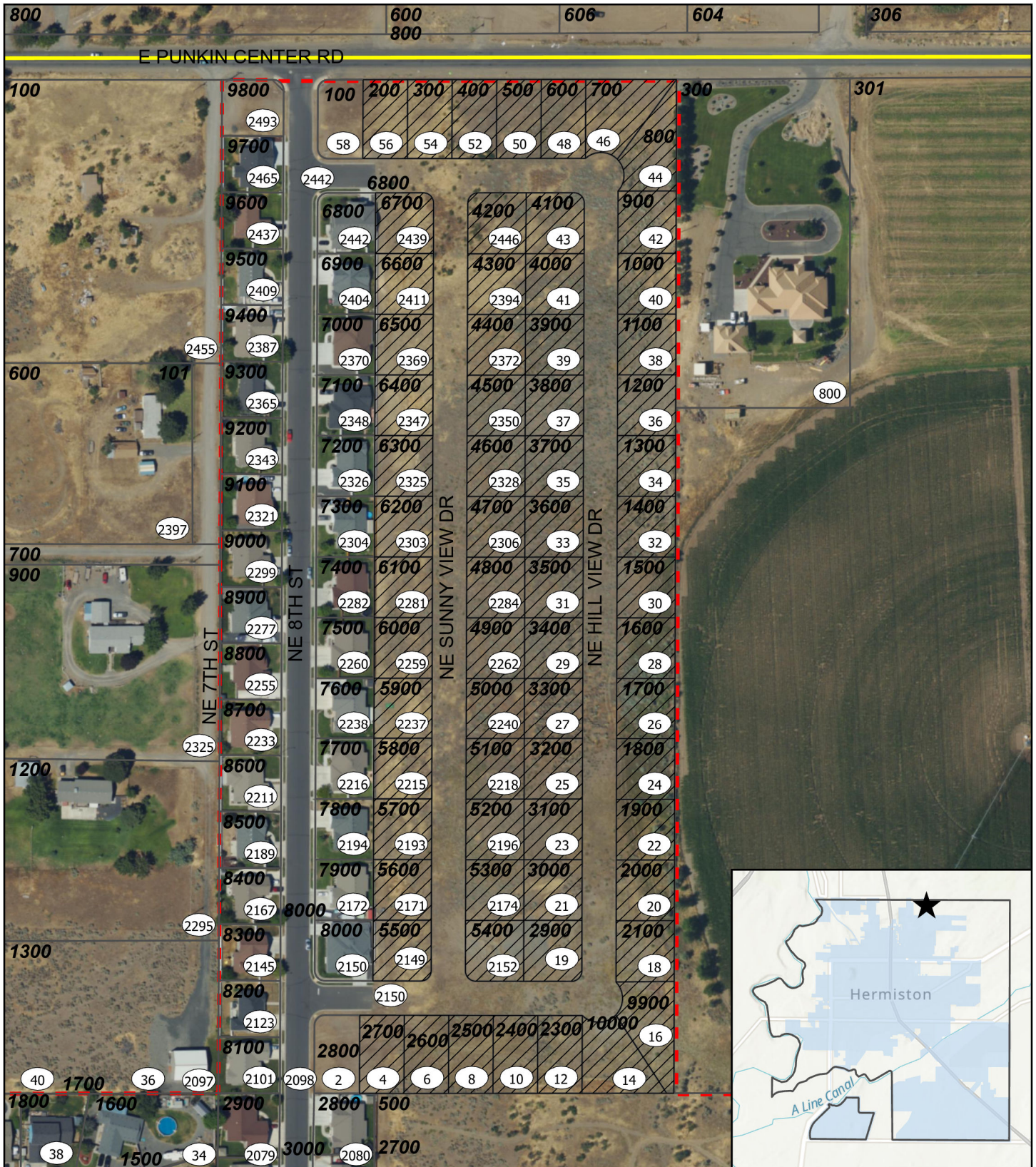
# SUNNY VIEW TERRACE

A Replat of Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates And Lots 1-7 of Terra Nova Terrace  
City of Hermiston, Umatilla County, Oregon  
Township 4 North, Range 28 East, W.M.  
Northwest 1/4 of Northeast 1/4 of Section 2


CURVE TABLE:						
No.	Length	Radius	Delta	Chord Bearing	Chord Lgth.	
C11 -	23.59'	15.00'	89°53'02"	S 45°21'22" E	21.24'	
C12 -	23.46'	15.00'	89°36'14"	N 44°47'07" E	21.26'	
C13 -	23.38'	15.00'	89°18'46"	S 44°59'06" E	21.26'	
C14 -	23.58'	15.00'	89°13'44"	N 44°52'51" E	21.22'	
C15 -	23.58'	15.00'	90°02'39"	N 45°23'11" W	21.22'	
C16 -	23.53'	15.00'	90°06'58"	S 44°38'35" W	21.19'	



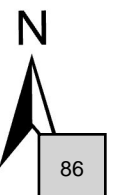




### Legend

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

0 100 200 300 400  
Feet





SUNNY VIEW TERRACE

A Replat of Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates And Lots 1-7 of Terra Nova Terrace City of Hermiston, Umatilla County, Oregon Township 4 North, Range 28 East, W.M. Northwest 1/4 of Northeast 1/4 of Section 2 for: North 44 Homes 4618 South Reed Street Kennewick, Washington, 99337

LEGAL DESCRIPTION:

Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates and Lots 1-7 of Terra Nova Terrace all located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon;

RECORD SURVEYS:

R1 - McKinnis for Holt, Sunset Estates, Book 13, Page 086, 1996  
R2 - McKinnis for Holt, Holt Addition, Book 15, Page 034, 2007  
R3 - Edwards for Holmes, C.S. #S-037-  
R4 - McKinnis for City of Hermiston, Terra Nova Terrace, Book 18, Page 046, 2025

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is a 5/8" Rebar with a Yellow Plastic Cap, PLS 951 set at the Northeast corner of newly created Lot 12 being the Northeast corner of this Plat.

This Survey is Based on my surveys for Holt, Sunset Estates & Holt Addition, and my survey for the City of Hermiston, Terra Nova Terrace. My Bearing Base is the East Line of the Sunset Estates Subdivision. Having only completed Phase 1 of this Subdivision in 2006, only the Exterior monuments were set for these Lots of this Subdivision. The purpose of the survey was to Replat All of Phase 2 of Sunset Estates by dividing all remaining lots of Phase 2 in half to allow construction of Zero Lot Line Duplexes on each property. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION / DEDICATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby Recognize previous dedications to the Public of Hill View Drive, Sunny View Lane, and NE Holt Avenue. We also Dedicate or Recognize the previous Utility easements as portrayed upon this Plat. We acknowledge that they have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognizes this Plat as the Official Map and Plat of the Replat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Edith A. Holt, Trustee, Holt Revocable Living Trust  
Owner

Larry D. Ables Diana L. Ables  
Ables & Ables, LLC, Purchasing Agent

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 \_\_\_\_\_

CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord Lgth.
C1 -	23.49'	15.00'	89°44'26"	N 44°34'20" E	21.17'
C2 -	23.63'	15.00'	90°15'34"	S 45°20'32" E	21.23'
C3 -	25.66'	33.71'	43°35'20"	N 69°07'34" E	25.03'
C4 -	25.66'	33.71'	43°41'31"	S 67°16'29" E	25.04'
C5 -	25.67'	33.71'	43°38'27"	S 23°40'51" E	25.05'
C6 -	25.67'	33.71'	43°38'27"	S 19°57'35" W	25.05'
C7 -	23.49'	15.00'	89°44'26"	N 45°08'19" E	21.16'
C8 -	23.62'	15.00'	90°13'44"	S 45°26'35" E	21.26'
C9 -	23.38'	15.00'	89°18'46"	N 44°19'41" E	21.26'
C10 -	23.56'	15.00'	90°00'24"	S 45°26'34" E	21.26'



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

Ronald V. McKinnis, PLS #2431



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

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**R. V. MCKINNIS ENGINEERING**  
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# SUNNY VIEW TERRACE

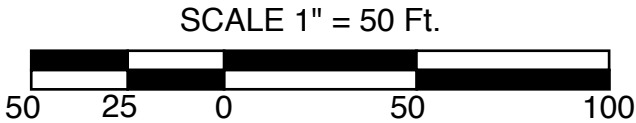
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Ronald V. McKinnis, PLS #2431



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**R. V. McKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017

## APPROVALS:

I certify that I have examined and approved this Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Surveyor

I certify that I have examined and approved this Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

City of Hermiston  
Planning Commission Chair

I certify that I have examined and approved this Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

City of Hermiston  
City Council, Mayor

I certify that I have examined and approved this Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Hermiston Irrigation District

I certify that I have examined and approved this Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Tax Assessor

I certify that I have examined and approved this Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Tax Collector

We certify that We have examined and approved this Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

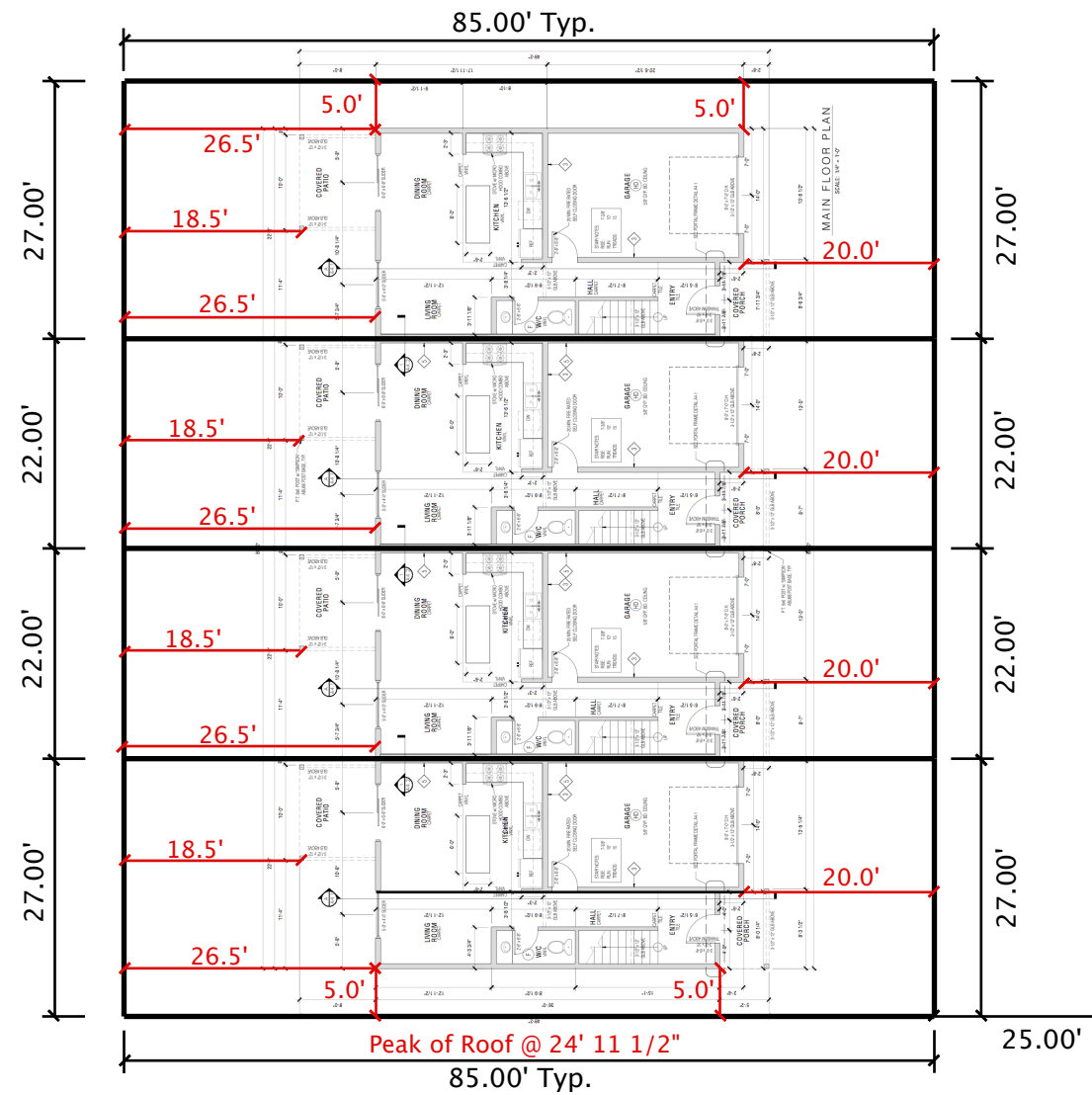
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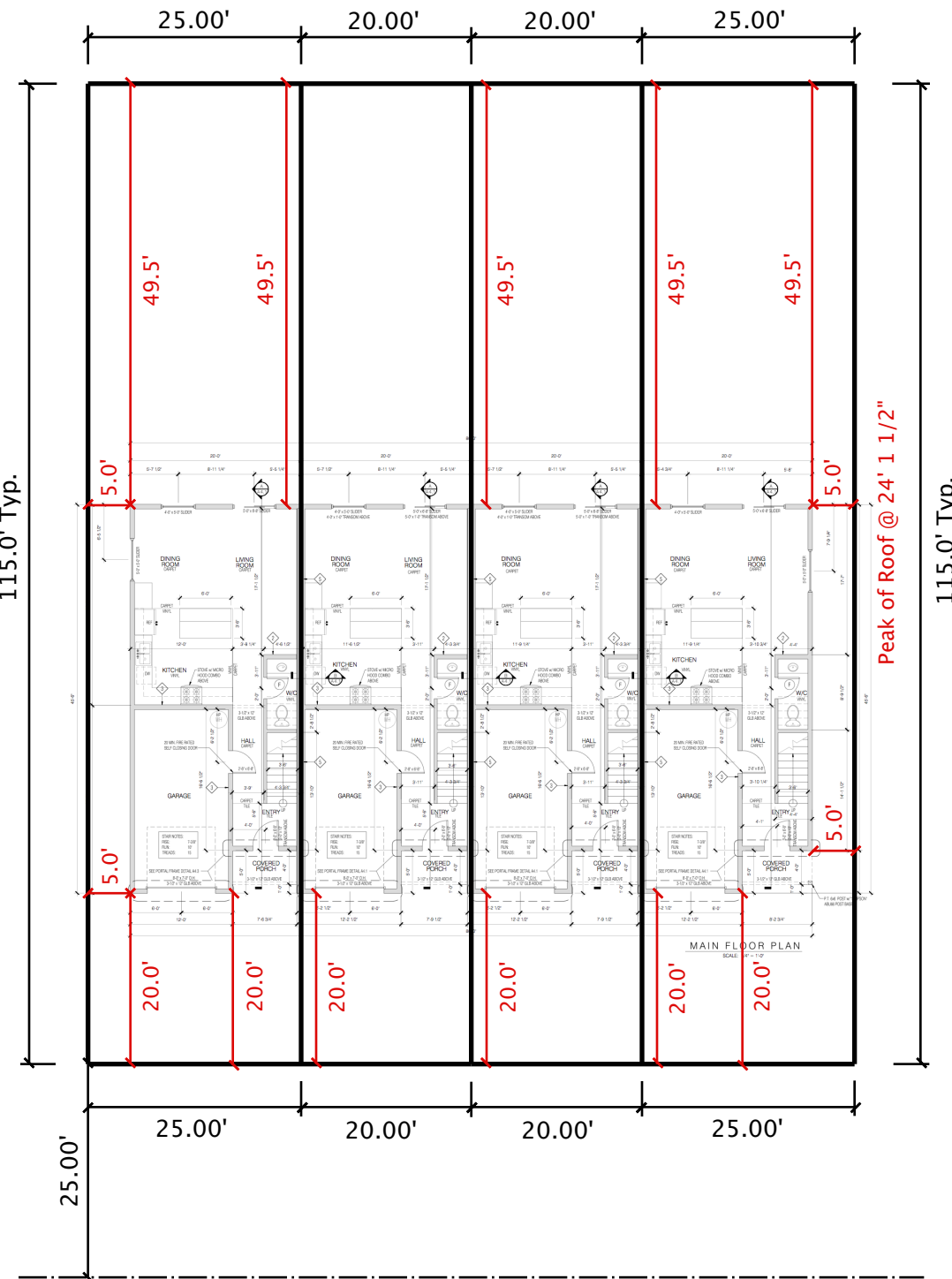
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BROWNSTONE TYPICAL  
SCALE 1"=20'

C.L. STREET

115.0' Typ.



C.L. STREET  
MESA TYPICAL  
SCALE 1"=20'

TOWNHOUSE LAYOUTS  
TYPICAL For  
NORTH 44 HOMES  
SUNNY VIEW TERRACE

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. McKINNIS ENGINEERING**



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