



# PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

*Where Life is Sweet*

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**May 14, 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 February 12, 2025, regular planning commission meeting

**3. NEW BUSINESS**

A. Subdivision - Henry K's Phase 2 Allied DCS Inc 4N2813BC Tax Lot 3000 - 1125 SE 10th St

B. Final Plat- Upland Meadows Phase 1 & 2 4N2802A Tax Lot 500 - 811 E Theater Lane

**4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION**

**5. ADJOURN**

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

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# PLANNING COMMISSION

Regular Meeting Minutes  
February 10, 2025

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Misner, Caplinger, Collins, Guerrero and Kirkpatrick. Commissioners Saylor and Hamm were 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.

## Minutes

Commissioner Misner moved, and Commissioner Kirkpatrick seconded to approve the minutes of the January 8, 2025, regular meeting. Motion passed.

## Final Plat – Hermiston Christian Center 4N2816BA Tax Lot 100 – 1825 W Highland Ave

Planning Director Spencer presented the staff report for the final plat of the Hermiston Christian Center minor partition. This partition creates a new parcel proposed for future residential development, vacates several easements and dedicates a new easement. The preliminary plat was approved by the planning commission in November of 2024.

## Conditions of Approval

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. 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.

Commissioner Caplinger moved, and Commissioner Collins seconded to approve the final plat with the amended conditions of approval (removal and renumbering). Motion passed.

## Final Plat – Henry K's Addition Phase 1 4N2813 Tax Lots 200 & 500 – 1295 SE 10<sup>th</sup> St

Planning Director Spencer presented the staff report. This first phase of the subdivision proposes 28 single and two-family lots zoned Medium-High Density Residential, one lot for a park, two commercial lots, and two lots for future development. The planning commission approved the preliminary plat in May of 2024. The city has received a bond to cover the cost of the remaining improvements for Phase 1.

## 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. **Finding: The final plat contains the appropriate signature block for the Hermiston Irrigation District and the district will sign the plat upon their determination that all district requirements are satisfied.**
2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer. **Finding: The improvement agreement was executed by the developer and city. Improvement installation is ongoing. The developer has submitted a bond in the amount of \$287,000 which the city engineer agrees will cover**



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the cost of the remaining improvements in the event the developer is unable to complete installation.

3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges. **Finding: The developer has entered into an agreement with Pacific Power to install all street lights. The city electrical superintendent has reviewed and approved the street light plan.**
4. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction. **Finding: This is an ongoing condition that will remain in effect after completion of public improvements and during construction of housing. The developer has filed a dust control plan with the city building department.**
5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. Road A shall be labeled as a named street on the final plat with a SE prefix and Drive suffix. **Finding: Road A is designated as SE Owyn Drive on the final plat as required.**
6. Applicant/owner shall improve the Lot 29 frontage of SE 10<sup>th</sup> Street with a ¾ street improvement consisting of two travel lanes, curb, gutter, and sidewalk at such time that commercial development occurs on Lot 29. **Finding: No development is proposed on Lot 29 as part of the plat approval process. Development on Lot 29 will be subject to the development standards in §157.160 through 166 of the Hermiston Code of Ordinances at the time development is proposed. This condition remains in effect.**
7. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils and restrictive foundation soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Prior to the development of lots containing cemented hardpan, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards. **Finding: This condition will remain in effect following plat approval. It is unlikely that hazardous chemical storage will be a factor in residential development but will be monitored during commercial development on Lot 29.**
8. A notation shall be placed on the plat stating that Lot 1 shall not access SE 10<sup>th</sup> Street and Lots 6 and 28 shall not access SE Columbia Drive. **Finding: The notation for access restriction is shown on page 1 of the final plat.**
9. A per lot assessment for Lots 1 through 28 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 29 and above shall be performed by the City. **Finding: The city finance department has established a**



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**reserve account to assign these funds at the time of permit issuance and collection will begin upon start of housing construction.**

10. Sidewalk shall be installed along the SE 10<sup>th</sup> Street frontage of Lots 1 and 31 at such time that residential development occurs on each respective lot. **Finding: This condition remains in effect during all phases of construction.**
11. 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 and 30 when residential construction commences on each lot. **Finding: The approved civil plans reflect the required bike lane striping. As paving occurs, this striping will be added as shown on the plans.**
12. The applicant shall dedicate 32.7 feet to SE 10<sup>th</sup> Street right of way adjacent to the development to align right of way and street improvements within the public domain. **Finding: The dedication is shown on page 2 of the final plat.**
13. A temporary turn-around shall be installed at the end of Road A until future extension of Road A to connect with SE Columbia Drive is completed. Temporary turn around shall be constructed in accordance with Appendix D (Fire Apparatus Access Roads) of the Oregon Fire Code. **Finding: The turnaround is planned for construction on the approved civil drawings. For consistency and appropriate protection, an easement shall be added to the final plat which mirrors the location of the temporary turnaround. The easement shall be vacated when the next phase of the development is platted.**

#### Final Plat

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

- A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- D) The line of departure of one street from another. **Shown as required**
- E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- F) All lot lines together with an identification system for all lots and blocks. **Shown as required**





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

Commissioner Collins moved and Commissioner Misner seconded to approve the final plat with the conditions of approval as amended (correction to Lot number in condition #10). Motion passed.

### **Façade Grant – Hermiston Masonic Lodge #138 4N2810DA Tax Lot 10400 – 200 W Orchard Ave**

Planning Director Spencer presented the staff report. The applicant is requesting a grant to install new exterior lighting, new signage, and replacing existing signage. Improvements to this property will not increase the urban renewal district value as the property is not taxed.

After discussion on the safety aspect of the proposed improvements and scoring criteria value, commissioners scored the grant application (scoresheets attached) with a 40% match.

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

Staff has created a Middle Housing Land Use Adjustment workbook (attached) to serve as a guide while processing applications under the continually evolving legislation.



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Planning Director Spencer invited commissioners to the February 24 city council work session. The work session includes a presentation on the Urban Growth Boundary amendment. The council meeting following the work session includes a resolution to initiate the amendment.

### **Adjournment**

Chairman Fialka adjourned the meeting at 7:24PM.

DRAFT

Façade Grant Application Review

Applicant HERMISTON MASONIC LODGE #138  
200 W ORCHARD AVE

Review Date 02/12/2025

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	5
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	6
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	8
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	8
<b>Total</b>	<del>42</del> 34

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

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

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

39 points Avg  
40%

COMMISSIONER DOHERTY

Façade Grant Application Review

Applicant HERMISTON MASONIC LODGE #138  
200 W ORCHARD AVE

Review Date 02/12/2025

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	5
Does the proposal add new aesthetic elements beyond the existing site conditions?	5
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	5
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	5
<b>Total</b>	<b>30</b>

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

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

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER CAPLINGER



Façade Grant Application Review

Applicant HERMISTON MASONIC LODGE #138  
200 W ORCHARD AVE

Review Date 02/12/2025

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	6
Does the proposal add new aesthetic elements beyond the existing site conditions?	4
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	7
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	5
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	6
<b>Total</b>	<b>28</b>

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

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

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

CHAIRMAN FIALKA

**Façade Grant Application Review**

Applicant HERMISTON MASONIC LODGE #138  
200 W ORCHARD AVE

Review Date 02/12/2025

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	8
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	7
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
<b>Total</b>	<b>45</b>

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

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

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

**COMMISSIONER GUERRERO**



**Façade Grant Application Review**

Applicant HERMISTON MASONIC LODGE #138  
200 W ORCHARD AVE

Review Date 02/12/2025

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	10
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	10
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	10
<b>Total</b>	<b>50</b>

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

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

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER COLLINS

**Façade Grant Application Review**

Applicant HERMISTON MASONIC LODGE #138  
200 W ORCHARD AVE

Review Date 02/12/2025

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	8
Does the proposal add new aesthetic elements beyond the existing site conditions?	7
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	8
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	7
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	8
<b>Total</b>	<b>46</b>

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

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

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

COMMISSIONER MISNER

**Façade Grant Application Review**

Applicant HERMISTON MASONIC LODGE #138  
200 W ORCHARD AVE

Review Date 02/12/2025

Scoring 0 pts to 10 pts

0 points = Does not meet the criteria

5 points = Meets most of the criteria

10 points = Fully meets the criteria

Criteria	Score
Are the proposed improvements designed to contribute to the long-term health of the site and district? For example, landscape improvements are not as durable as masonry.	10
Does the proposal add new aesthetic elements beyond the existing site conditions?	10
Will the proposed improvements enhance the economic well-being of the downtown as well as the site?	5
Are the proposed elements scaled properly for the site and of compatible color and materials for properties within 300 feet?	5/6
Will the proposed improvements enhance the value of the property and provide a good return on investment for the district?	5/10
<b>Total</b>	41

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

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

41-50 points: 50% match

31-40 points: 40% match

21-30 points: 30% match

11-20 points: 20% match

1-10 points: 10% match

**COMMISSIONER KIRKPATRICK**





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of May 14, 2025

**Title/Subject**

Subdivision - Henry K's Phase 2 Allied DCS Inc 4N2813BC Tax Lot 3000 - 1125 SE 10th St

**Summary and Background**

Tyler Brandt has submitted a preliminary plat application on behalf of Allied DCS for Phase 2 of the Henry K's subdivision. The proposed phase of the subdivision contains 47 lots, eight lots are zoned R-2 (Lots 10 through 17 north of SE Columbia Drive) and the remaining 39 lots are zoned R-3. The overall Henry K's development is located on approximately 80 acres of land located on the east side of SE 10<sup>th</sup> Street near Blue Mountain Community College and the Eastern Oregon Higher Education Center. Phase 1 was approved in 2024 and is located immediately south and west of this phase. Phase 1 contains 28 residential lots and several additional lots for future residential and park development. Phase 2 is a replat of Lot 31 from the first phase. Potential future phases will be located east of this phase extending towards E Highland Ave.

The site is located in a mixed-use area. Institutional commercial and educational facilities lie to the west. Rural single-family housing lies to the north. Commercial and airport land lies to the south. Pasture and rural single-family housing lies to the east. Urban single-family housing in the Henry K's Phase 1 development is under construction to the south and west. Municipal park facilities are planned for construction along the A Line canal in the future. The city took ownership of Lot 30 of Phase 1 for future park purposes. The city also proposes to purchase Lot 1 of Phase 2 to further enhance the future park. Lot 1 will provide better access to the park from SE 10<sup>th</sup> Street rather than SE Columbia Drive and allow for restroom and parking facilities.

There are 47 residential lots proposed, ranging in size from 6,000 to 16,000 square feet. All of the lots are large enough to accommodate one and two-family homes. Eleven of the lots are also large enough to accommodate multi-family homes of at least three units. It is the applicant's intent to build single-family housing. None of the R-2 zoned lots (Lots 10 through 17) are large enough to accommodate multi-family housing through a conditional use permit process.

SE 10<sup>th</sup> Street provides access for this phase of the development. SE 10<sup>th</sup> Street is classified as an urban minor collector in the transportation system plan. The development also makes provision for the extension of SE Columbia Drive to the east, planning for an eventual connection of SE Columbia Drive and E Highland Avenue. SE Columbia Drive is also designated as an urban minor collector and the transportation plan calls for the extension and connection of SE Columbia Drive linking Highway 395 to E Highland Ave. To comply with the city's transportation

requirements, SE Columbia Drive through the development has a right of way width of 56 feet rather than the standard 50 feet. SE 10<sup>th</sup> Street is improved to urban minor collector status adjacent to the development but will require the installation of sidewalks at the time of development (Lots 1 through 4).

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

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

In the event there are inadequate mitigation measures, the city shall prohibit development.

5. Portions of the property are identified on the city's Natural Resource Map as having potential wetlands. At such time as development is proposed, the city will notify the Oregon Department of State Lands of the development proposal, soliciting comment on the potential wetland status. Necessary mitigation measures will be determined as part of the review and approval process for development on the amended property.

Condition #1 was satisfied by co-adoption of the map amendments by the Umatilla County Board of Commissioners on May 2. Condition #5 relating to wetlands will not be impacted in this phase but will be a factor in later portions of the development. Conditions #2, 3, and 4 are relevant to this preliminary plat. The applicant has submitted the required trip generation documentation. The residential development will generate 75 peak hour trips, leaving 582 peak hour trips to accommodate future development. The trip generation letter from Clemow Associates LLC is attached. The generation report utilizes an earlier version of the plat and has one less lot than the proposed layout but this does not substantively alter the findings. Approval conditions relating to development hazards will remain in effect and be imposed upon the subdivision as well.

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

All of the proposed lots are designed to meet or exceed the R-2 and R-3 zoning standards. Findings addressing the subdivision design standards are attached to this report as Exhibit A. Recommended conditions of approval are attached as Exhibit B.

Notice was mailed to all property owners within 100 feet of the proposal and affected agencies by direct mail on April 30, 2025. A sign was placed on the property on April 30, 2025.

The criteria that are applicable to the preliminary plat are contained in 94.20 through 94.26, 154.15 through 154.35, 154.60 through 154.66, and 157.026, 157.027 and 157.101 of the Hermiston Code of Ordinances.

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

Housing is a council priority.

### **Fiscal Information**

There are 47 residentially zoned lots proposed for this phase of the subdivision. Each house should sell in the \$350,000 range. At full build-out this phase of development will generate approximately \$115,000 in revenue to the city each year.

### **Alternatives and Recommendation**

#### **Alternatives**



The planning commission may choose to:

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

Recommended Action/Motion

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

- Motion to 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 with the conditions of approval

**Submitted By:**

C.F. Spencer, Planning Director

**EXHIBIT A**  
**Findings of Fact**  
**Henry K's Phase 2 Subdivision**  
**May 14, 2025**

**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.

**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 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.

#### 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.

**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.

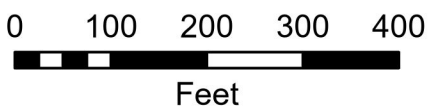
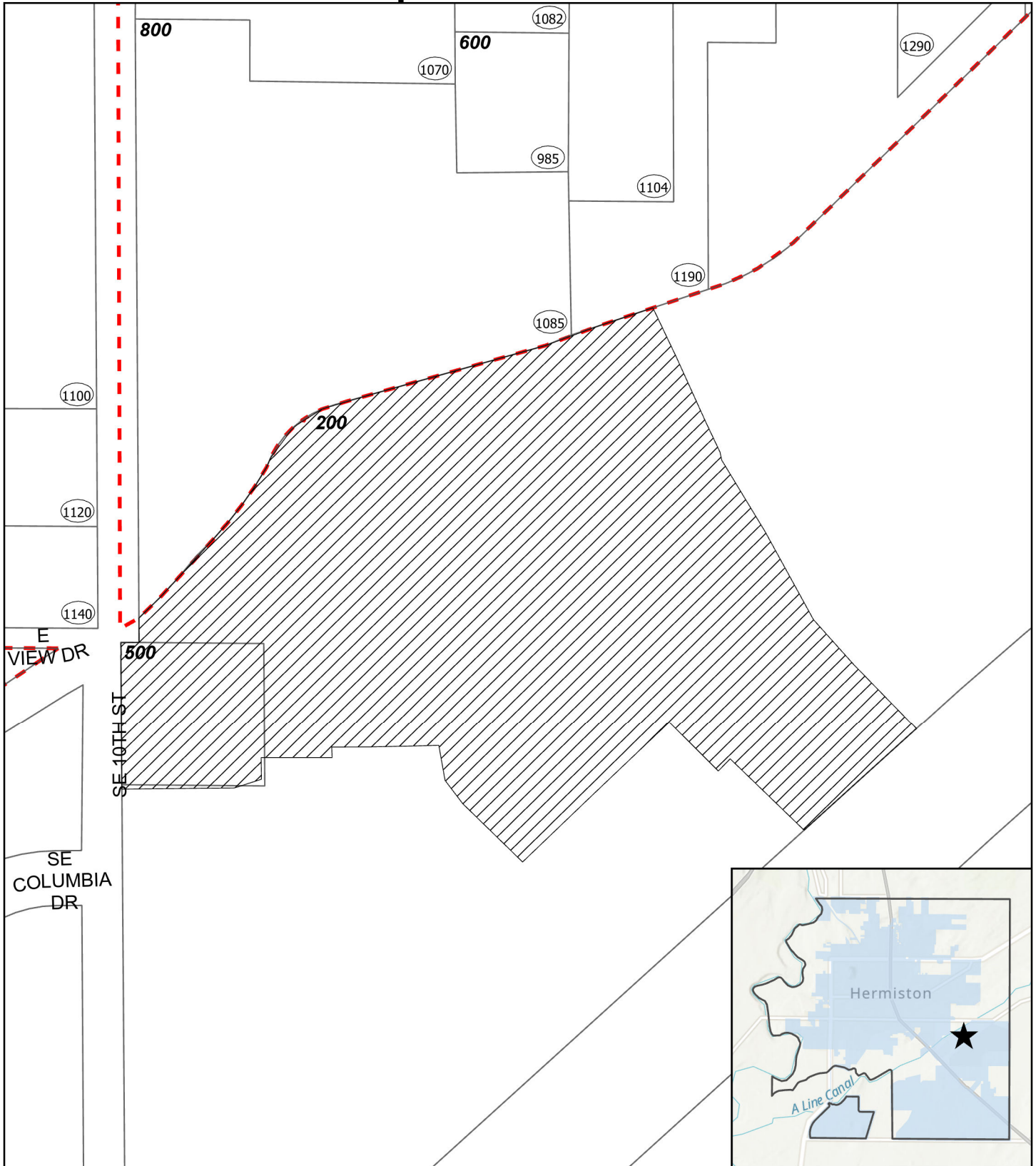


**EXHIBIT B**  
**Conditions of Approval**  
**Henry K's Phase 2 Subdivision**  
**May 14, 2025**

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
2. 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.

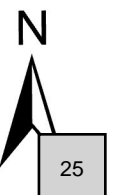
8. A per lot assessment for Lots 1 through 47 shall be established of \$1,557. The assessment will be collected at the time of building permit issuance on each lot and shall be used for replacement of the A Line Canal bridge. Said fee is based upon the residential trip cap of 325 peak hour residential 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.

# Notice of Proposed Land Use Action



## Legend

- Henry K's Phase 2 - Preliminary Plat
- Property Line
- City Limits







CURVE DATA						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C20	134.11'	125.00'	127.77'	S29°51'01"W	61°28'21"	74.33'
C21	23.78'	500.00'	23.78'	S61°56'56"W	2°43'31"	11.89'
C22	35.50'	500.00'	35.50'	S65°20'45"W	4°04'06"	17.76'
C23	98.11'	75.00'	91.27'	N08°03'46"E	74°57'11"	57.50'

SITE INFORMATION				
# OF LOTS	47	EA		
TOTAL PROPERTY AREA	443,993	SF	10.19	AC
R /W AREA	89,121	SF	2.05	AC
RESIDENTIAL LOT SUMMARY				
# OF RESIDENTIAL LOTS	47	EA		
MIN LOT SIZE	6,000.00	SF	0.14	AC
MAX LOT SIZE	16,569.48	SF	0.38	AC
AVERAGE LOT SIZE:	7,550.47	SF	0.17	AC

LOT TABLE - PHASE 2		
LOT #	SF	AC
1	16,569.48	0.38
2	6,120.00	0.14
3	6,120.00	0.14
4	12,931.82	0.30
5	6,496.33	0.15
6	6,000.00	0.14
7	8,367.03	0.19
8	8,657.31	0.20
9	8,275.64	0.19
10	6,732.87	0.15
11	8,813.84	0.16
12	6,557.47	0.15
13	6,520.57	0.15
14	6,529.31	0.15
15	6,533.80	0.15
16	6,526.50	0.15
17	6,518.50	0.15
18	6,750.25	0.15
19	6,500.12	0.15
20	8,022.09	0.18
21	6,503.66	0.15
22	7,042.85	0.16
23	8,024.87	0.18
24	7,878.57	0.18
25	9,648.87	0.22
26	8,736.07	0.20
27	7,378.28	0.17
28	8,669.29	0.20
29	6,690.06	0.15
30	6,500.34	0.15
31	6,786.38	0.16
32	7,401.18	0.17
33	7,194.55	0.17
34	6,000.00	0.14
35	6,000.00	0.14
36	6,000.00	0.14
37	6,000.00	0.14
38	10,042.16	0.23
39	6,256.46	0.14
40	11,476.28	0.26
41	11,619.58	0.27
42	6,702.91	0.15
43	6,300.00	0.14
44	6,300.00	0.14
45	6,300.00	0.14
46	6,300.00	0.14
47	7,576.86	0.17

VICINITY MAP IMAGE OBTAINED FROM: GOOGLE EARTH, APRIL 2024

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

HENRY K'S PHASE 1 LOT 31 IN THE COUNTY OF UMATILLA, STATE OF OREGON.

**DEVELOPER:**  
**ALLIED DCS**  
TYLER BRANDT (541) 720-4533  
PO BOX 833, HERMISTON, OR 97838

**SURVEYOR:**  
**SURVEY ONE, LLC**  
ROBERT D ENGLISH (541) 276-2055  
PO BOX 382, PENDLETON, OR 97801

**ENGINEER:**  
**HARMS ENGINEERING, INC.**  
CHRISTINE BATAYOLA (509) 547-2679  
1832 W SYLVESTER ST, PASCO WA 99301

SITE INFORMATION				
# OF LOTS	47	EA		
TOTAL PROPERTY AREA	443,993	SF	10.19	AC
R /W AREA	89,121	SF	2.05	AC
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15	6,533.80	0.15
16	6,526.50	0.15
17	6,518.50	0.15
18	6,750.25	0.15
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34	6,000.00	0.14
35	6,000.00	0.14
36	6,000.00	0.14
37	6,000.00	0.14
38	10,042.16	0.23
39	6,256.46	0.14
40	11,476.28	0.26
41	11,619.58	0.27
42	6,702.91	0.15
43	6,300.00	0.14
44	6,300.00	0.14
45	6,300.00	0.14
46	6,300.00	0.14
47	7,576.86	0.17

1632 W Sylvester Street, Pasco WA 99301 | 509.547.2679 | HarmsEngineering.com

Designed By: C BATAYOLA  
 File Name: 23-030 Henry K's PH2 Prelim Plat 03 VA  
 File Path: P:\2023\23-030 Henry K's PH2 Prelim Plat 03 VA  
 Drawn By: D POOK  
 Plotted: April 17, 2025 3:53:12 PM

MLC	04-17-25	Date
By		

Rev	Description
<b>A</b>	REVIEW SUBMITTAL

**ALLIED DCS**  
**TYLER BRANDT 541-720-4533**  
PO BOX 833, HERMISTON, OR 97838  
ENGINEERING, INC. ALL RIGHTS RESERVED

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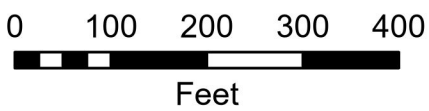
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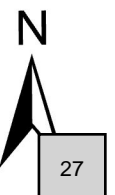
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### Legend

-  Henry K's Phase 2 - Preliminary Plat
-  Property Line
-  City Limits





March 27, 2025

Tyler Brandt  
PO Box 833  
Hermiston, Oregon 97838

**Re: Hermiston Home Works – Hermiston, Oregon**  
*Trip Debit Letter #2 – Phase 2 – Henry K's 46-Lot Single-Family Residential Subdivision*

C&A Project Number 20230107.01

Dear Mr. Brandt,

This letter presents a trip accounting considering the currently proposed Phase 2 – Henry K's 46-lot single-family residential subdivision. This letter specifically presents:

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

## **1. BACKGROUND**

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

The resulting City land use approvals included, in part, the vesting of 657 PM peak hour external trips for use by the entire Hermiston Home Works development. Hermiston Home Works has subsequently received Phase 1 development approval for 28 single-family residences.



Hermiston Home Works – Hermiston, Oregon  
 C&A Project Number 20230107.01  
 March 27, 2025  
 Page 2

## 2. PROPOSED DEVELOPMENT

The currently proposed Phase 2 – Henry K’s development is a preliminary plat creating 49 lots, a copy of which is attached to this letter for reference. More specifically, the applicant proposes to develop 46 lots with single-family residences, one lot for use as a public park (described as lot 49 on the Phase 2 preliminary plat which was superseded by the Phase 1 Final Plat dedicating the parcel to the City Parks Department), and two lots (described as lots 1 and 4 on the Phase 2 preliminary plat) that will be purchased by the City and used for parking for the new park.

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

## 3. TRIP ACCOUNTING

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

TRIP DEBIT LETTER #2 - TABLE 1 – TRIP ACCOUNTING						
Description	Land Use	ITE Code	Size	Weekday PM Peak Hour Trip Generation		
				Enter	Exit	Total
<b>Total Established Vested Trips</b>				<b>380</b>	<b>277</b>	<b>657</b>
<b>Previously Approved Development</b>						
Phase 1 – 28 Single-Family Residences	Single-Family Detached Housing	210	28 DUs			
<b>Currently Proposed Development</b>						
Phase 2 – 46 Single-Family Residences	Single-Family Detached Housing	210	46 DUs			
<b>Total Approved and Proposed Development</b>			<b>74 DUs</b>	<b>(47)</b>	<b>(28)</b>	<b>(75)<sup>1</sup></b>
<b>Remaining Vested Trips</b>				<b>333</b>	<b>249</b>	<b>582</b>

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

Following Phase 1 and 2 development approvals, 582 PM peak hour vested trips will remain for future use by the entire Hermiston Home Works development.

It is important to note that Phases 1 and 2 are part of a larger mixed-use development. While the specific size and nature of future development phases are currently unknown, it is anticipated they will be generally consistent with the reasonable worst-case development scenario contemplated in the 2024 TIA. As such, the trip accounting contained in this letter considers the non-linear nature of trip generation estimation when using an ITE *Fitted Curve*, and future accounting will also need to consider internal trip capture, noting that the currently identified trip debits may change as future development occurs.

Hermiston Home Works – Hermiston, Oregon  
 C&A Project Number 20230107.01  
 March 27, 2025  
 Page 3

#### 4. SUMMARY

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

1. The January 24, 2024 Transportation Impact Analysis (2024 TIA), prepared by Clemow & Associates for Hermiston Home Works identified total external development trip generation as 657 PM peak hour trips. These trips are vested for use by the entire development.
2. There are previously approved trip debits for a Phase 1 development with 28 single-family residences.
3. The currently proposed Phase 2 development includes 46 single-family residences.
4. The total approved and proposed development includes 74 single-family residences, with a total trip debit of 75 PM peak hour trips.
5. Following Phase 1 and 2 development approvals, 582 PM peak hour vested trips will remain for future use by the entire Hermiston Home Works development.
6. It is important to note that Phases 1 and 2 are part of a larger mixed-use development. While the specific size and nature of future development phases are currently unknown, it is anticipated they will be generally consistent with the reasonable worst-case development scenario contemplated in the 2024 TIA. As such, the trip accounting contained in this letter considers the non-linear nature of trip generation estimation when using an ITE *Fitted Curve*, and future accounting will also need to consider internal trip capture, noting that the currently identified trip debits may change as future development occurs.
7. No additional transportation analysis is necessary to support the currently proposed development.

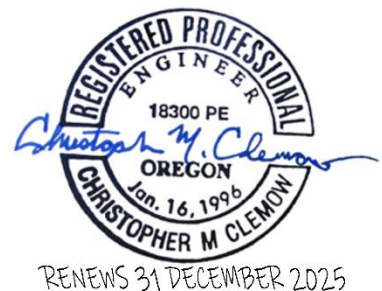
Sincerely,

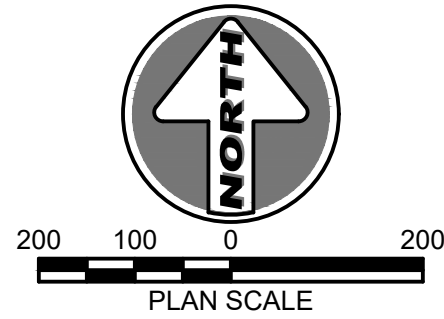
Christopher M. Clemow

Digital Signer: Christopher M. Clemow  
 DN: C=US, E=cclemow@clemow-associates.com, O="Clemow & Associates, LLC", CN=Christopher M. Clemow  
 Date: 2025.03.27  
 12:50:43 -07:00

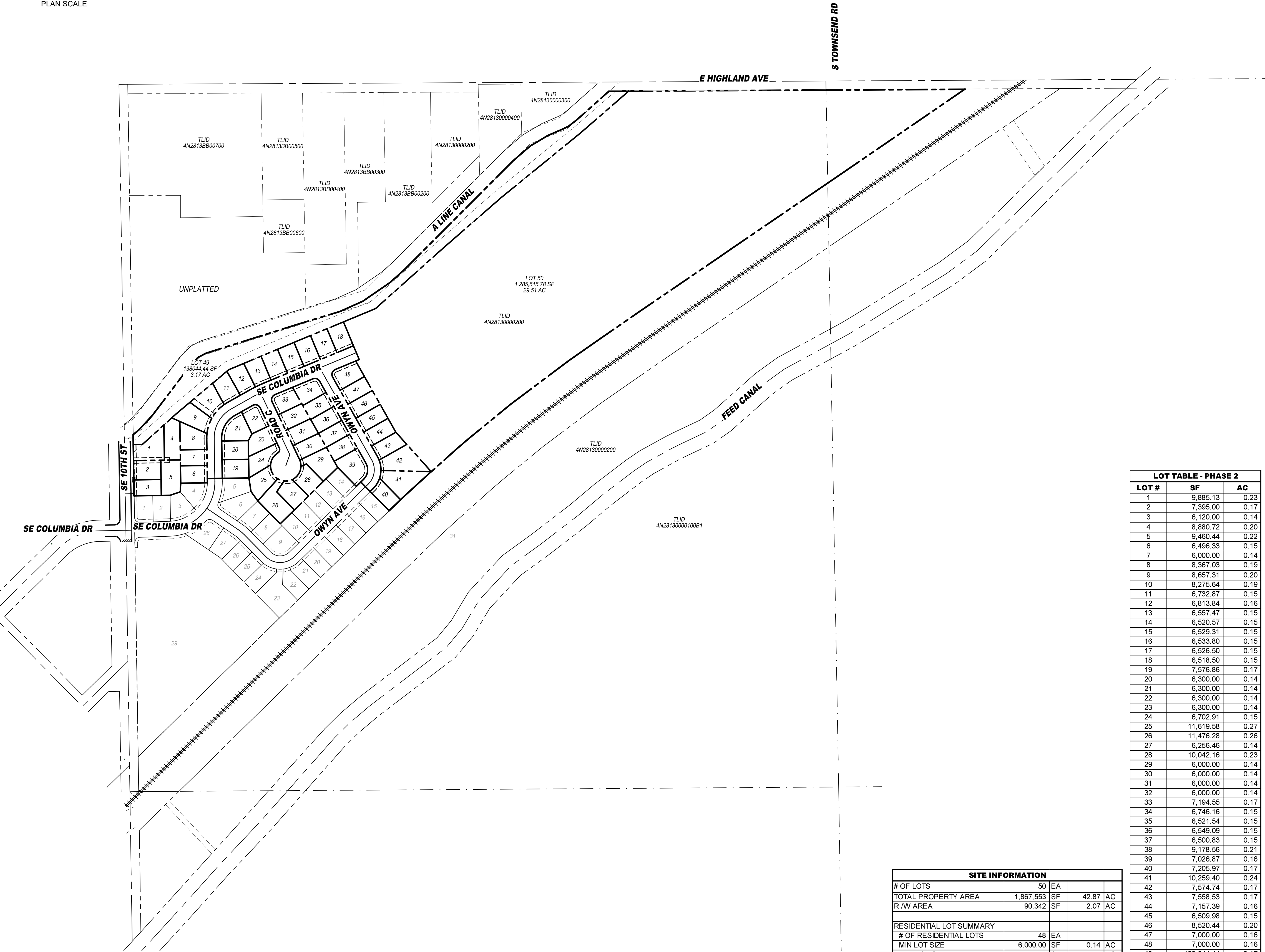
Christopher M. Clemow, PE, PTOE  
 Transportation Engineer

Attachments: Phase 2 Preliminary Plat





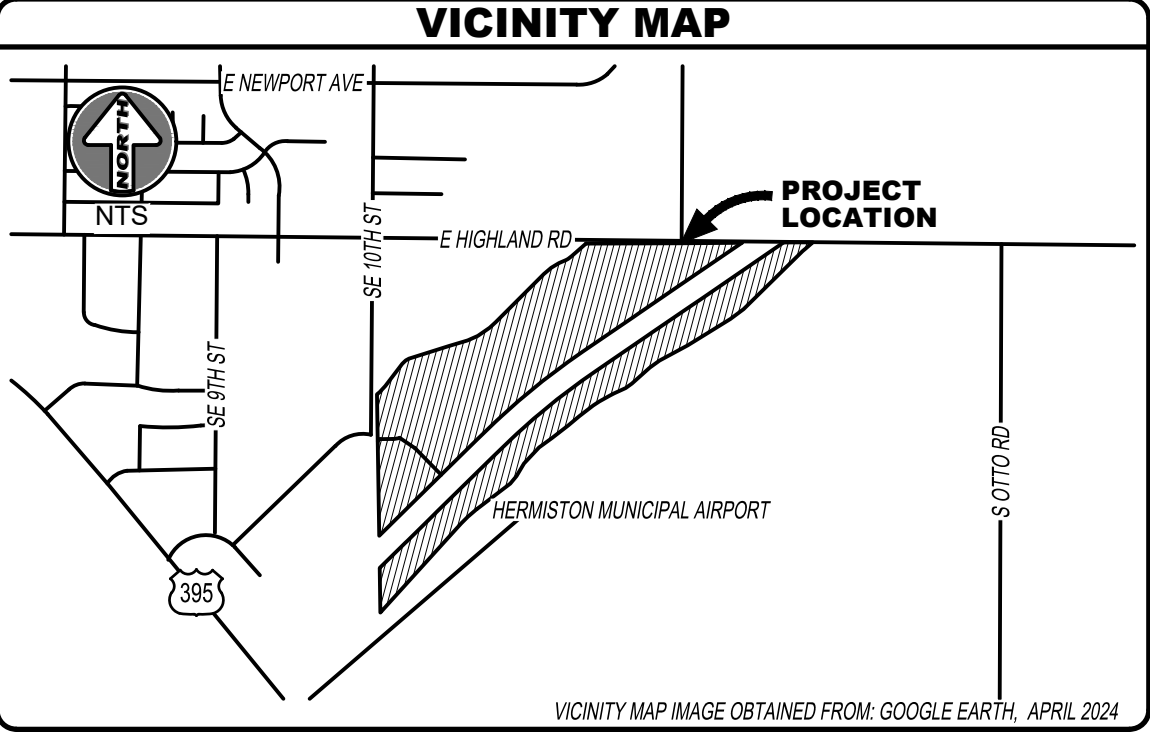
**HENRY K'S - PHASE 2**  
**SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.**  
**CITY OF HERMISTON, UMATILLA COUNTY, OREGON**



**OVERALL PLAN**  
SCALE: 1"=200'

SITE INFORMATION				
# OF LOTS	50	EA		
TOTAL PROPERTY AREA	1,867,553	SF	42.87	AC
R /W AREA	90,342	SF	2.07	AC
RESIDENTIAL LOT SUMMARY				
# OF RESIDENTIAL LOTS	48	EA		
MIN LOT SIZE	6,000.00	SF	0.14	AC
MAX LOT SIZE	11,619.58	SF	0.27	AC
AVERAGE LOT SIZE	7,540.88	SF	0.17	AC

LOT TABLE - PHASE 2		
LOT #	SF	AC
1	9,885.13	0.23
2	7,395.00	0.17
3	6,120.00	0.14
4	8,880.72	0.20
5	9,460.44	0.22
6	6,496.33	0.15
7	6,000.00	0.14
8	8,367.03	0.19
9	8,657.31	0.20
10	8,275.64	0.19
11	6,732.87	0.15
12	6,813.84	0.16
13	6,557.47	0.15
14	6,520.57	0.15
15	6,529.31	0.15
16	6,533.80	0.15
17	6,526.50	0.15
18	6,518.50	0.15
19	7,576.86	0.17
20	6,300.00	0.14
21	6,300.00	0.14
22	6,300.00	0.14
23	6,300.00	0.14
24	6,702.91	0.15
25	11,619.58	0.27
26	11,476.28	0.26
27	6,256.46	0.14
28	10,042.16	0.23
29	6,000.00	0.14
30	6,000.00	0.14
31	6,000.00	0.14
32	6,000.00	0.14
33	7,194.55	0.17
34	6,746.16	0.15
35	6,521.54	0.15
36	6,549.09	0.15
37	6,500.83	0.15
38	9,178.56	0.21
39	7,026.87	0.16
40	7,205.97	0.17
41	10,259.40	0.24
42	7,574.74	0.17
43	7,558.53	0.17
44	7,157.39	0.16
45	6,509.98	0.15
46	8,520.44	0.20
47	7,000.00	0.16
48	7,000.00	0.16
49	138,044.44	3.17
50	1,285,515.78	29.51



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

**LEGAL DESCRIPTION**  
HENRY K'S PHASE 1 LOT 30 IN THE COUNTY OF UMATILLA, STATE OF OREGON.

DRAWING INDEX	
C1P	COVER SHEET / OVERALL PLAN
C2P	PHASE 2 PLAN

**DEVELOPER:**  
**HERMISTON HOME WORKS**  
TYLER BRANDT (541) 720-4533  
PO BOX 833, HERMISTON, OR 97838

**SURVEYOR:**  
**SURVEY ONE, LLC**  
ROBERT D ENGLISH (541) 276-2055  
PO BOX 382, PENDLETON, OR 97801

**ENGINEER:**  
**HARMS ENGINEERING, INC.**  
CHRISTINE BATAYOLA (509) 547-2679  
1832 W SYLVESTER ST, PASCO WA 99301

1632 W Sylvester Street Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com  
Drawn By: D POOK  
Checked By: M Kiser  
File Path: P:\2023\0301 Hermiston Home Works Preliminary Plan Phase 2  
Rev: 1  
Date: January 14, 2025, 4:08:47 PM

SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

**HENRY K'S PHASE 2 - PRELIMINARY PLAT**  
**COVER SHEET / OVERALL PLAN**  
TAX LOT ID: 4N28130000200, HERMISTON, OR

Client/Project Information  
**HERMISTON HOME WORKS, INC**  
**TYLER BRANDT 541-720-4533**  
PO BOX 833, HERMISTON, OR 97838

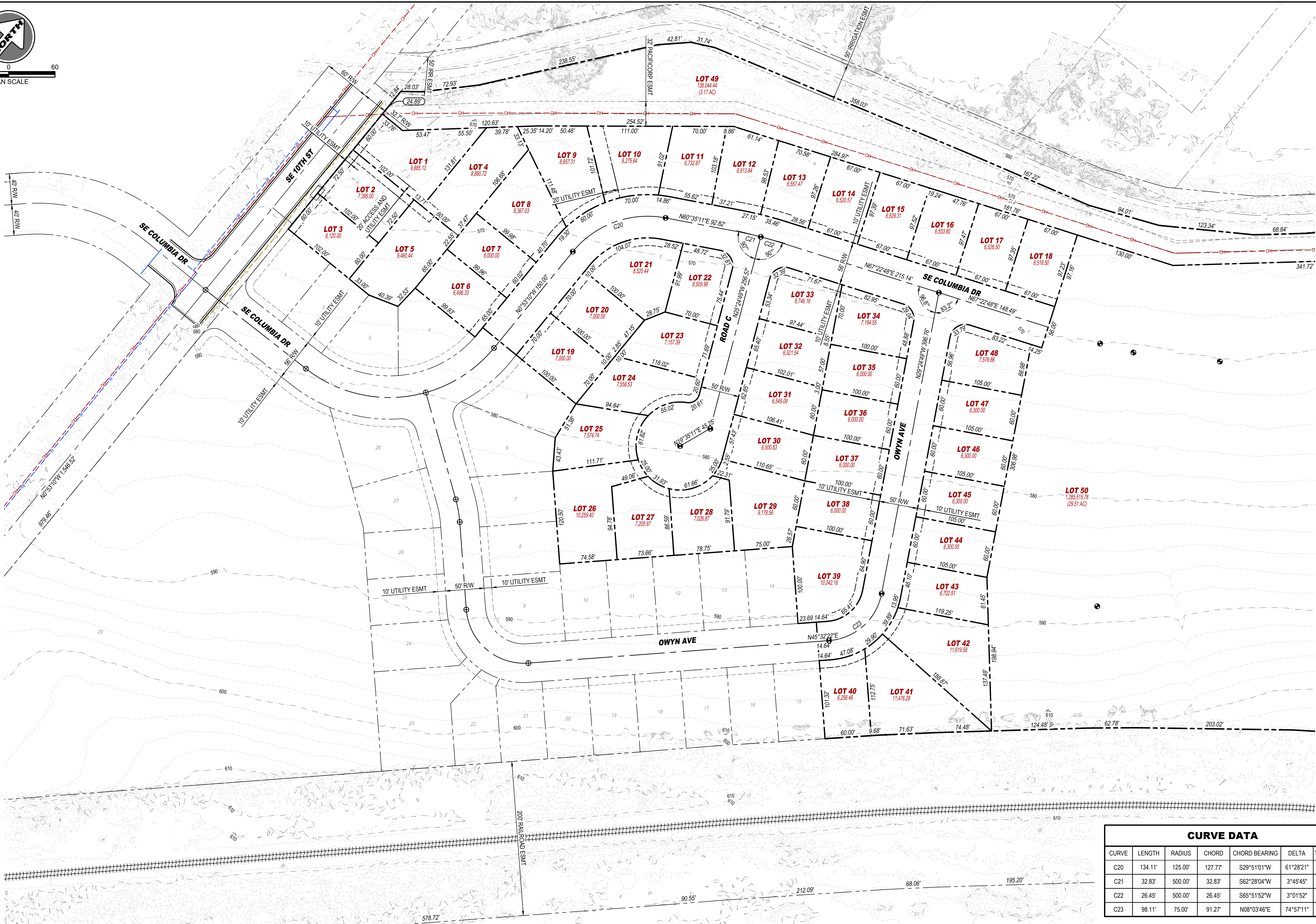
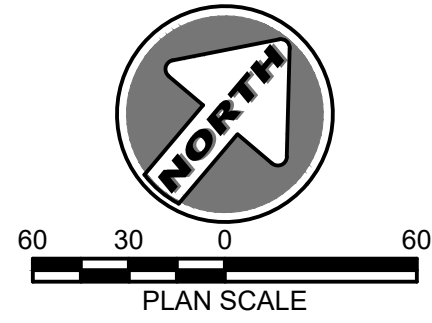
COPYRIGHT © 2025 HARMS ENGINEERING, INC. ALL RIGHTS RESERVED

Date: **01-14-2025**

Project Number: **23-030.1**

Sheet Number: **C1P**





CURVE DATA						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C20	134.11'	125.00'	127.77'	S29°51'01"W	61°28'21"	74.33'
C21	32.83'	500.00'	32.83'	S62°28'04"W	3°45'45"	16.42'
C22	26.45'	500.00'	26.45'	S65°51'52"W	3°01'52"	13.23'
C23	98.11'	75.00'	91.27'	N08°03'46"E	74°57'11"	57.50'

1632 W Sylvester Street, Pasco WA 99301 | 509.547.2679 | HarmsEngineering.com  
Designed By: CHATVOLA  
Drawn By: D'POOK  
Checker: P.2023.03.01  
File Path: P:\2023\03\01\Harmston Home Works Preliminary Plat Phase 2

**HENRY K'S PHASE 2 - PRELIMINARY PLAT**  
**PHASE 2 PLAN**  
TAX LOT ID: 4N2813000020, HERMISTON, OR  
Client/Project Information  
**HERMISTON HOME WORKS, INC**  
**TYLER BRANDT 541-720-4533**  
P.O. BOX 633, HERMISTON, OR 97838  
COPYRIGHT © 2023 HARMS ENGINEERING, INC. ALL RIGHTS RESERVED

Drawing Name  
**SECTION TOWN ROAD W/W**

Date  
**01-14-2025**

Project Number  
**23-030.1**

Sheet Number  
**C2P**





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of May 14, 2025

**Title/Subject**

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

**Summary and Background**

Redmond Land Group, LLC has submitted a final plat prepared by AKS Engineering & Forestry, LLC for phases 1 and 2 of the Upland Meadows subdivision. The planning commission preliminarily approved this 12-phase subdivision at their January 10, 2024, meeting. Phases 1 and 2 include thirty-nine single and two-family lots ranging in size from 5,775 to 7,713 square feet. The residential lots are zoned Medium-High Density Residential (R-3).

The planning commission's approval of the preliminary plat was subject to 11 conditions of approval, 9 of which are applicable to the final plat for phases 1 & 2. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances.

The final plat requirements and preliminary plat conditions of approval are attached to this report as Exhibit A. The findings have been prepared by the applicant's representative. The final plat as prepared by the surveyor is attached as Exhibit B. The map showing the property boundary and adjacent streets is attached as Exhibit C. An aerial photo is attached as Exhibit D.

**Tie-In to Council Goals**

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

**Fiscal Information**

The thirty-nine R-3 lots will result in thirty-nine new housing units with an average price range of \$350,000 to \$475,000. At full build-out Phases 1 & 2 will generate a total of approximately \$79,482 in revenue for the city each year.

**Alternatives and Recommendation**

**Alternatives**

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

**Recommended Action/Motion**

Staff recommends the planning commission approve the final plat.

**Submitted By:**

C.F. Spencer, Planning Director



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



UPLAND MEADOWS PHASE 1 AND 2

LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4  
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF  
HERMISTON, UMATILLA COUNTY, OREGON

DATE: \_\_\_\_\_

PREPARED FOR  
REDMOND LAND GROUP, LLC  
389 SW SCALEHOUSE CT,  
SUITE 110, BEND, OR 97702

SHEET INDEX

SHEET 1	INDEX
SHEET 2	PLAT BOUNDARY, NARRATIVE, LEGEND, REFERENCES, PLAT NOTES
SHEET 3	LOTS 1–19, LOT 40, LEGEND, CURVE TABLE
SHEET 4	LOTS 20–39, LEGEND, CURVE TABLE
SHEET 5	APPROVALS, DECLARATION, ACKNOWLEDGEMENT, REMAINING CORNER MONUMENTATION, SURVEYOR'S CERTIFICATE

REVIEW  
COPY

I, JOSEPH R. LATIMER, CERTIFY  
THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT.

JOSEPH R. LATIMER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 09, 2024  
JOSEPH R. LATIMER  
100021PLS  
RENEWS: 12/31/26

RECORDING INFORMATION

JOB NAME:	UPLAND MEADOWS SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR RICHLAND, WA 99354 509.905.0219 WWW.AKS-ENG.COM	
JOB NUMBER:	11636		
DRAWN BY:	RC		
CHECKED BY:	JL/MSK		
DRAWING NO.:	11636PLAT PH1&2		
		ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	

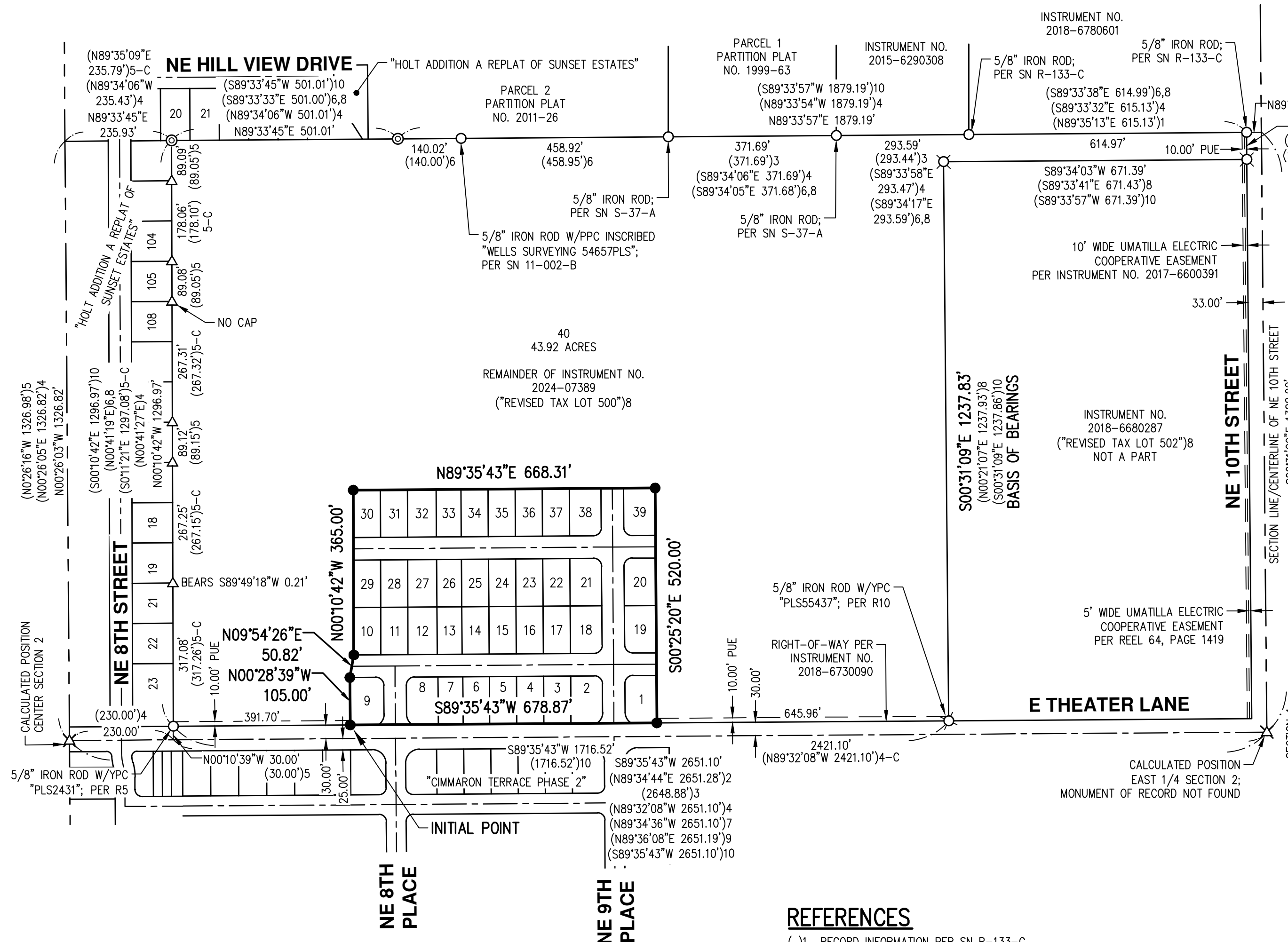
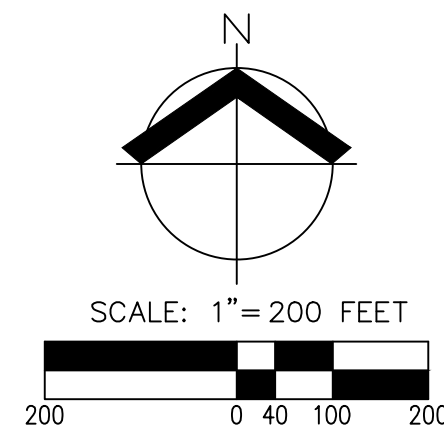
# UPLAND MEADOWS PHASE 1 AND 2

LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4  
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF  
HERMISTON, UMATILLA COUNTY, OREGON

DATE: \_\_\_\_\_

## PREPARED FOR

REDMOND LAND GROUP, LLC  
389 SW SCALEHOUSE CT,  
SUITE 110, BEND, OR 97702



## PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF SET FORTH IN CITY OF HERMISTON PLANNING DEPARTMENT LETTER DATED JANUARY 16, 2024.
- THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION PER BOOK 160, PAGE 587 THAT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.
- THIS PLAT IS SUBJECT TO CONDITIONS, RESERVATIONS, EXCEPTIONS AND OTHER OUTSTANDING RIGHTS PER INSTRUMENT NO. 2016-6460006.
- LOTS 1-9 SHALL NOT ESTABLISH DRIVEWAYS ONTO E THEATER LANE.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2004-02, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2024-07389, UMATILLA COUNTY DEED RECORDS, INTO LOTS AND STREETS AS SHOWN HEREON, AT THE REQUEST OF MONTE VISTA HOMES, LLC.

THE BASIS OF BEARINGS (S00°31'09"E) WAS ESTABLISHED ALONG THE EAST LINE OF THE SUBJECT PROPERTY BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF E THEATER LANE (30.00 FEET FROM CENTERLINE), WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B AND BY HOLDING THE FOUND MONUMENT PER PLAT OF "SUNSET ESTATES".

THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER THE PLAT OF "SUNSET ESTATES" AND BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02.

THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02 AND BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C ON THE WEST RIGHT-OF-WAY LINE OF NE 10TH STREET (33.00 FEET FROM CENTERLINE).

THE MOST EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C AD BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B.

THE MOST EASTERLY SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

THE EAST, NORTH, AND WEST LINES FOR PHASES 1 AND 2 WERE ESTABLISHED PER THE REQUIREMENTS OF THE DECLARANT.

## LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET ON: \_\_\_\_/\_\_\_\_/2025
- FOUND MONUMENT AS NOTED; FLUSH WITH GROUND UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE;
- △ 5/8" IRON ROD W/PC INSCRIBED "P.L.S. # 2431"; PER "HOLT ADDITION A REPLAT OF SUNSET ADDITION"
- ⊙ 5/8" IRON ROD W/YPC INSCRIBED "GBW 02817LS"; PER PARTITION PLAT NO. 2004-02
- ⊗ 5/8" IR W/YPC INSCRIBED "BETHJE 55437"; SN 23-079-B
- ✕ CALCULATED POSITION; NO MONUMENT
- W/YPC WITH YELLOW PLASTIC CAP
- W/PPC WITH PURPLE PLASTIC CAP
- C CALCULATED
- SN SURVEY NUMBER
- PUE PUBLIC UTILITY EASEMENT

## REVIEW COPY

I, JOSEPH R. LATIMER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

JOSEPH R. LATIMER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 09, 2024  
JOSEPH R. LATIMER  
100021PLS  
RENEWS: 12/31/26

## REFERENCES

- ( )1 RECORD INFORMATION PER SN R-133-C
- ( )2 RECORD INFORMATION PER "SUNSET ESTATES" BOOK 13, PAGE 86, BOTP
- ( )3 RECORD INFORMATION PER PARTITION PLAT 1999-63
- ( )4 RECORD INFORMATION PER PARTITION PLAT NO. 2004-02
- ( )5 RECORD INFORMATION PER "HOLT ADDITION A REPLAT OF SUNSET ESTATES" BOOK 15 PAGE 34, BOTP
- ( )6 RECORD INFORMATION PER SN 11-002-B
- ( )7 RECORD INFORMATION PER "PLAT OF CIMMARON TERRACE PHASE 1" BOOK 16, PAGE 29, BOTP
- ( )8 RECORD INFORMATION PER SN 18-028-B
- ( )9 RECORD INFORMATION PER SN 19-112-B
- ( )10 RECORD INFORMATION PER SN 23-079-B

JOB NAME:	UPLAND MEADOWS SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR RICHLAND, WA 99354 509.905.0219 WWW.AKS-ENG.COM
JOB NUMBER:	11636	
DRAWN BY:	RC	
CHECKED BY:	JL/MSK	
DRAWING NO.:	11636PLAT PH1&2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**AKS**

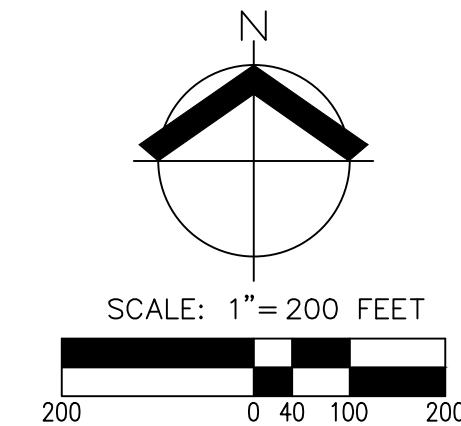
# UPLAND MEADOWS PHASE 1 AND 2

LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4  
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF  
HERMISTON, UMATILLA COUNTY, OREGON

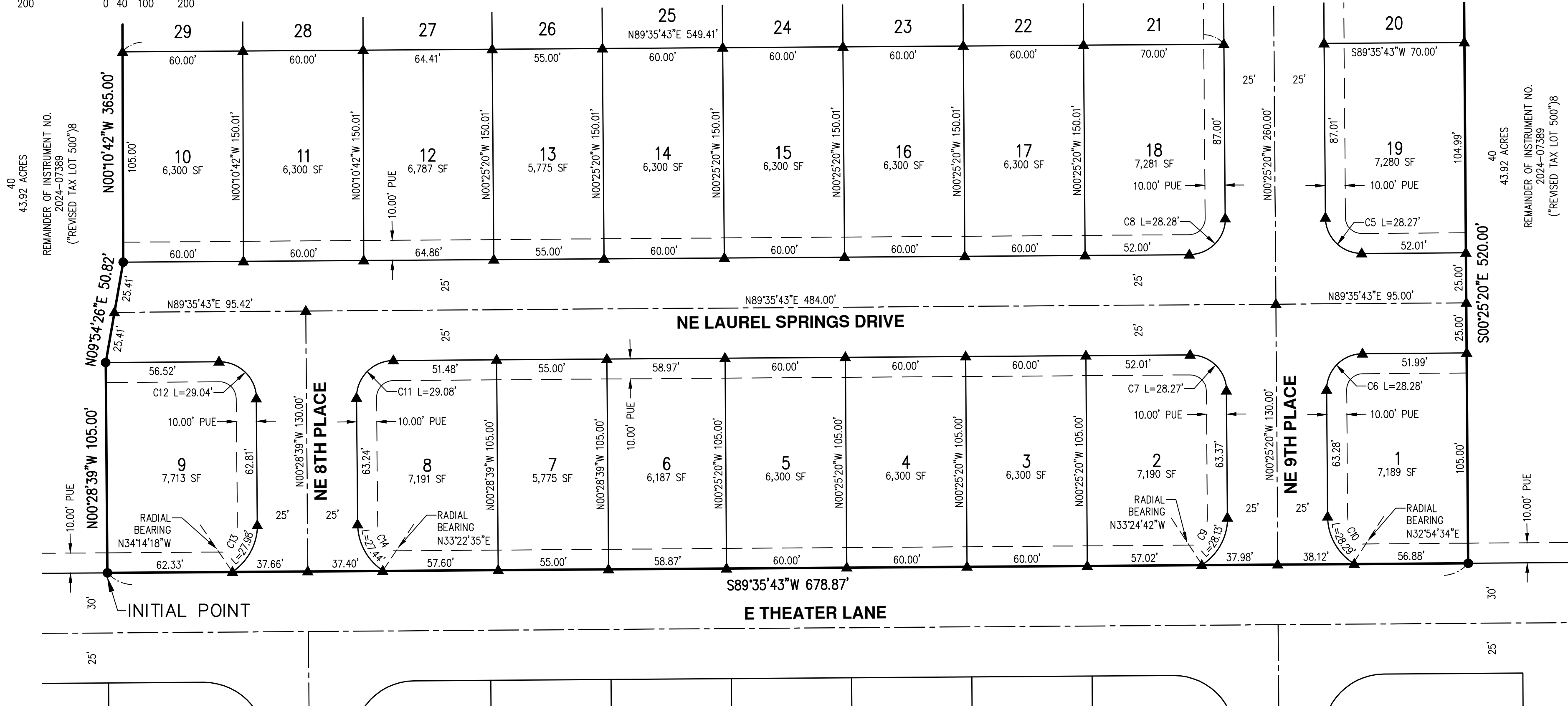
DATE: \_\_\_\_\_

## PREPARED FOR

REDMOND LAND GROUP, LLC  
389 SW SCALEHOUSE CT,  
SUITE 110, BEND, OR 97702



CONTINUED ON SHEET 4



### LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."  
SET ON: \_\_\_\_/\_\_\_\_/2025
- ▲ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."  
TO BE SET DURING REMAINING MONUMENTATION,  
SET ON: \_\_\_\_/\_\_\_\_/20\_\_
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	18.00'	89°58'57"	28.27'	N45°24'49"W 25.45'
C6	18.00'	90°01'03"	28.28'	N44°35'12"E 25.46'
C7	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C8	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C9	28.00'	57°33'02"	28.13'	N28°21'30"E 26.96'
C10	28.00'	57°53'40"	28.29'	N29°22'10"W 27.10'
C11	18.50'	90°04'22"	29.08'	N44°33'32"E 26.18'
C12	18.50'	89°55'38"	29.04'	S45°26'28"E 26.15'
C13	28.50'	56°15'01"	27.98'	S27°38'52"W 26.87'
C14	28.00'	56°08'31"	27.44'	N28°32'55"W 26.35'

REVIEW  
COPY

I, JOSEPH R. LATIMER, CERTIFY  
THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT.

JOSEPH R. LATIMER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 09, 2024  
JOSEPH R. LATIMER  
100021PLS  
RENEWAL: 12/31/26

JOB NAME:	UPLAND MEADOWS SUBDIVISION
JOB NUMBER:	11636
DRAWN BY:	RC
CHECKED BY:	JL/MSK
DRAWING NO.:	11636PLAT PH1&2

AKS ENGINEERING & FORESTRY, LLC  
2245 ROBERTSON DR  
RICHLAND, WA 99354  
509.905.0219  
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

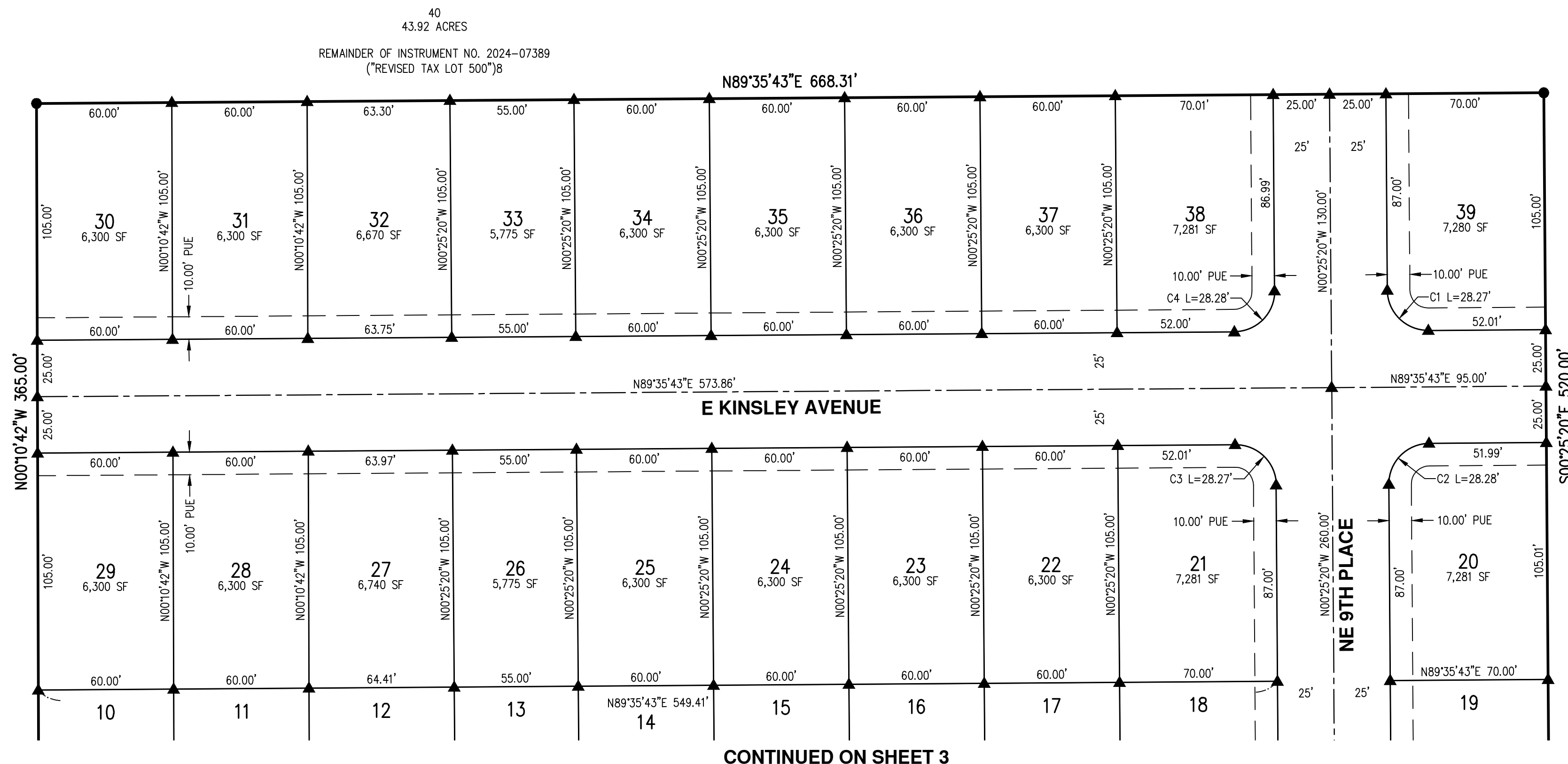
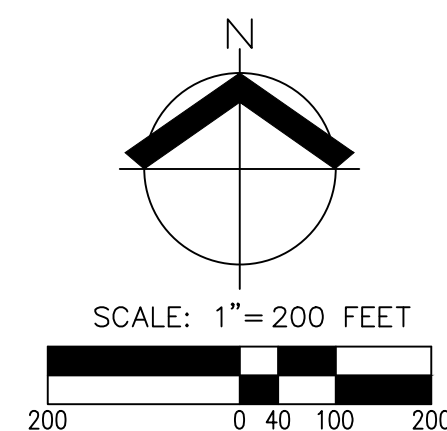
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LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4  
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF  
HERMISTON, UMATILLA COUNTY, OREGON

DATE: \_\_\_\_\_

PREPARED FOR

REDMOND LAND GROUP, LLC  
389 SW SCALEHOUSE CT,  
SUITE 110, BEND, OR 97702

**CONTINUED ON SHEET 3**

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	18.00'	89°58'57"	28.27'	N45°24'48"W 25.45'
C2	18.00'	90°01'03"	28.28'	N44°35'12"E 25.46'
C3	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C4	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'

### LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."  
SET ON: \_\_/\_\_/2025
- ▲ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."  
TO BE SET DURING REMAINING MONUMENTATION,  
SET ON: \_\_/\_\_/20\_\_
- PUE PUBLIC UTILITY EASEMENT  
SF SQUARE FEET

**REVIEW  
COPY**


I, JOSEPH R. LATIMER, CERTIFY  
THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT.

---

JOSEPH R. LATIMER

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JULY 09, 2024  
JOSEPH R. LATIMER  
100021PLS  
RENEW: 12/31/26

JOB NAME:	UPLAND MEADOWS SUBDIVISION	<b>AKS ENGINEERING &amp; FORESTRY, LLC</b> 2245 ROBERTSON DR RICHLAND, WA 99354 509.905.0219 WWW.AKS-ENG.COM	
JOB NUMBER:	11636		
DRAWN BY:	RC		
CHECKED BY:	JL/MSK		
DRAWING NO.:	11636PLAT PH1&2	<b>ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE</b>	



UPLAND MEADOWS PHASE 1 AND 2  
LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4  
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF  
HERMISTON, UMATILLA COUNTY, OREGON  
DATE: \_\_\_\_\_

PREPARED FOR  
REDMOND LAND GROUP, LLC  
389 SW SCALEHOUSE CT,  
SUITE 110, BEND, OR 97702

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS ALL RIGHTS OF WAY AS SHOWN, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON ON SAID PLAT.

ERICA NELSON, LAND DEVELOPMENT MANAGER  
REDMOND LAND GROUP, LLC

ACKNOWLEDGMENT

STATE OF OREGON )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY ERICA NELSON, LAND DEVELOPMENT MANAGER OF REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PUBLIC – OREGON (PRINTED NAME) \_\_\_\_\_

NOTARY NOT TO STAMP

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

UMATILLA COUNTY APPROVALS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
UMATILLA COUNTY SURVEYOR

\*\*\*\*\*

ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH \_\_\_\_\_, 20\_\_.

UMATILLA COUNTY TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

\*\*\*\*\*

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

UMATILLA COUNTY ASSESSOR

BY: \_\_\_\_\_

\*\*\*\*\*

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

UMATILLA COUNTY COMMISSIONERS

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

\*\*\*\*\*

STATE OF OREGON )  
 ) SS  
COUNTY OF UMATILLA )

I CERTIFY THAT THIS INSTRUMENT WAS RECEIVED AND RECORDED ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_M, AND RECORDED IN THE RECORD OF PLATS OF SAID COUNTY, BOOK \_\_\_\_ PAGE \_\_\_\_.

OFFICE OF COUNTY RECORDS

BY: \_\_\_\_\_  
RECORDS OFFICER

FEE \_\_\_\_\_ NO. \_\_\_\_\_

CITY OF HERMISTON APROVALS  
AND ACCEPTANCE OF DEDICATION:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

BY: \_\_\_\_\_  
MAYOR OF THE CITY OF HERMISTON – CITY COUNCIL

HERMISTON IRRIGATION DISTRICT APPROVAL:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
SIGNATURE

BY: \_\_\_\_\_  
PRINT & TITLE

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.060 AND 92.065, THE REMAINING CORNER MONUMENTS OF THIS SUBDIVISION WILL BE CORRECTLY SET WITH PROPER MONUMENTS.

SURVEYOR'S CERTIFICATE

I, JOSEPH R. LATIMER, 100021PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "UPLAND MEADOWS PHASE 1 AND 2", A PORTION OF "REVISED TAX LOT 500", PER INSTRUMENT 2018-6710021, UMATILLA COUNTY DEED RECORDS, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, IN UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS-ENG", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST THEATER LANE, 30.00 FEET NORTHERLY OF CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "2431LS" MARKING THE SOUTHWEST CORNER OF SAID "REVISED TAX LOT 500", BEARS SOUTH 89°35'43" WEST, 391.70 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, NORTH 00°28'39" WEST, 105.00 FEET; THENCE NORTH 09°54'26" EAST, 50.82 FEET; THENCE NORTH 00°10'42" WEST, 365.00 FEET; THENCE NORTH 89°35'43" EAST, 668.31 FEET; THENCE SOUTH 00°25'20" EAST, 520.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SOUTH 89°35'43" WEST, 678.87 FEET TO THE INITIAL POINT AND END OF THIS BOUNDARY DESCRIPTION.

CONTAINING 8.02 ACRES, MORE OR LESS

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

REVIEW  
COPY

I, JOSEPH R. LATIMER, CERTIFY  
THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT.

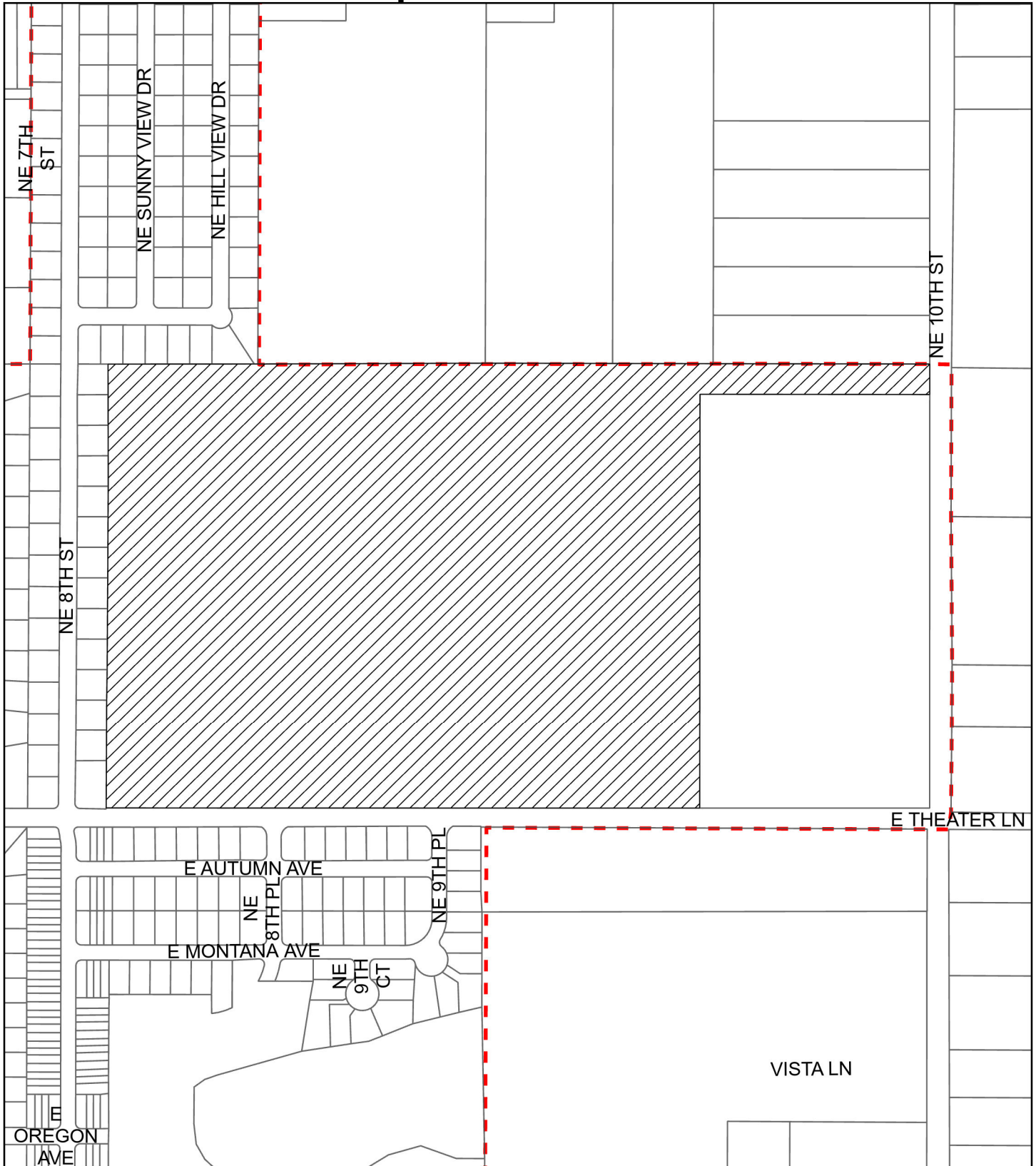
JOSEPH R. LATIMER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR





OREGON  
JULY 09, 2024  
JOSEPH R. LATIMER  
100021PLS  
RENEWES: 12/31/26

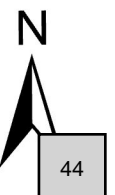
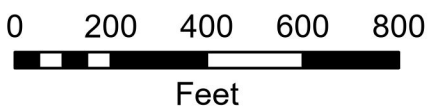
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# Notice of Proposed Land Use Action



## Legend

-  Area of Proposed Subdivision and Lot Width Variance
-  Property Line
-  City Limits
-  Urban Growth Boundary









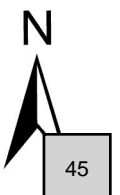
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-  Area of Proposed Subdivision and Lot Width Variance
-  Property Line
-  City Limits
-  Urban Growth Boundary

0 200 400 600 800  
Feet



Geophex Surveys Ltd., Maxar