



PLANNING COMMISSION

Hermiston City Hall 180 NE 2nd St

Where Life is Sweet

October 09, 2024 at 7:00 PM

AGENDA

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

For written electronic public comments to be part of the official record, sender must provide their full name and place of residence and comments must be received within the time frame given for the item under discussion. The City Recorder will respond/confirm to sender that their electronic comment was received and will be made part of the record; or, if their electronic comment is not able to be made part of the record, the City Recorder will respond to the sender and state the reason(s) why.

1. CALL TO ORDER - 7:00 PM

2. MINUTES

[A.](#) Minutes of the September 11, 2024, regular planning commission meeting

3. HEARINGS

[A.](#) Conditional Use - Neasham 4N2811CD TL 1001 - 611 E Highland Ave

4. NEW BUSINESS

[A.](#) Replat- Ludcon Ventures LLC 4N2811CB Tax Lots 11700 & 11702 - 230/240 SE 2nd St

5. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

6. ADJOURN

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

Please contact Hermiston City Hall, 180 NE 2nd St, 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.



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Regular Meeting Minutes
September 11, 2024

Vice-Chairman Caplinger called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Hamm, Misner, Saylor, Guerrero, and Collins. Chairman Fialka and Commissioner Kirkpatrick were excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Richard Tovey, and Planning Assistant Heather La Beau.

Minutes

Commissioner Hamm moved, and Commissioner Collins seconded to approve the minutes of the August 14, 2024, regular meeting as written. Motion passed.

Hearing-Annexation Zamudio 4N2802BC Tax Lot 1500 – 309 E Theater Lane

There were no conflicts of interest or ex parte contact declared. Vice-Chairman Caplinger opened the hearing at 7:02PM and read the following hearing guidelines.

The Planning Commission is holding a hearing to consider a request for annexation to the City of Hermiston. The Planning Commission will consider the request and make a recommendation based on criteria established in 157.05 of the Hermiston Code of Ordinances. The applicant wishes to annex an approximately 1.5 acre parcel located at 309 E Theater Lane. The applicant is Melinda Zamudio. The applicable substantive criteria relied upon by the City in rendering the decision to recommend approval of annexation are contained in §150.05 of the Hermiston Code of Ordinances.

The following guidelines apply to both of tonight's hearings.

Testimony and evidence must be directed toward the criteria described above or other criteria in the comprehensive plan or land use regulations which the person believes apply to the decision.

Failure to raise an issue by the close of the record at or following the hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) or the city council based on that issue.

Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to that issue precludes appeal to LUBA or the city council based on that issue.

Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court.

Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The planning commission shall grant such a request by continuing the public hearing pursuant to ORS 197.797(6)(B) or leaving the record open for additional written evidence, arguments or testimony pursuant to ORS 197.797(6)(C).

For this hearing, the process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing portion of the procedure will then be closed, and the planning commission will consider the information and testimony received, adopt findings of fact, and make a recommendation to the city council on annexation.

Planning Director Spencer presented the staff report (PowerPoint attached). The planning commission approved a partition of the property in July of this year, creating three lots. Annexation is required to connect proposed dwellings to city services.

There was no testimony and Vice-Chairman Caplinger closed the hearing at 7:08PM.



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Findings of Fact

1. The City has received consent to annexation from the property owner for approximately 1.5 acres of land.
2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on August 21 and 28, 2024. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
3. Notice of public hearing was physically posted on the property on August 21, 2024.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on September 11, 2024. Comments received at the hearing are incorporated into the planning commission record.
6. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on August 28 and September 4, 2024. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
7. A public hearing of the city council was held on September 23, 2024. Comments received at the hearing are incorporated into the record.
8. The proposal is consistent with all applicable state annexation requirements in ORS 222.
 - a. The city has received consent from the property owners within the affected area
 - b. An election has been deemed not necessary since consent from more than half the owners has been received
 - c. The property is contiguous with the existing city limits
 - d. All statutorily required notices have been published and posted
9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
11. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
12. Sewer is available to service this property in E Theater Lane. At the time of connection, the applicant is responsible for all connection fees.
13. Water is available to service this property in E Theater Lane. At the time of connection, the applicant is responsible for all connection fees.

Findings on Zoning Designation

1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Medium Density Residential (M).
2. The proposed Medium-High Density Residential (R-3) zoning designation corresponds with the underlying comprehensive plan map designation.

Conditions of Approval



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1. The property lies within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
2. At such time that construction occurs on a parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontage on E Theater Lane. Street improvements shall be consistent with minor collector improvements in ST-10 of the public works standards.

After some discussion, Commissioner Doherty moved and Commissioner Collins seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved and Commissioner Misner seconded to adopt the findings of fact. Motion passed. Commissioner Saylor moved and Commissioner Guerrero seconded to impose the conditions of approval. Motion passed. Commissioner Hamm moved and Commissioner Collins seconded to recommend approval of the annexation to the city council. Motion passed.

Hearing- Major Variance Lines 4N2811CDTax Lot 4502 – 620 & 640 SE 5th St

There were no conflicts of interest or ex parte contact declared. Vice-Chairman Caplinger opened the hearing at 7:10PM and read the following.

The Hermiston Planning Commission is holding a public hearing to consider a request for a major variance for property located at 620 & 640 SE 5th St and described as 4N2811CD Tax Lot 4502. The property is zoned Medium-High Density Residential (R-3) and is owned by Jason Lines. The applicant is requesting a variance from 157.027(C)(3) of the Hermiston Code of Ordinances which establishes a minimum lot width of 60'. The applicant requests approval to allow two 47' wide lots. The applicable substantive criteria relied upon by the City in rendering the decision to recommend approval of the variance are contained in §157.225 of the Hermiston Code of Ordinances.

The hearing guidelines previously read apply to this hearing as well.

Planning Director Spencer presented the staff report. The property owner wishes to create a separate lot for each dwelling and seeks approval of the reduction in lot width prior to paying a surveyor for the partition.

Testimony

Jason Lines 32136 W Walls Rd- Mr. Lines has owned the property for just over two years. To improve his financial situation, he proposes to sell one of the homes at an affordable price and retain one home for his future in-town residence. Mr. Lines stated due to the state's rent control, the appraisal for the property was not high enough to allow for an equity loan.

Vice-Chairman Caplinger closed the hearing at 7:18PM.

Commissioners discussed whether this met the definition of "exceptional or extraordinary conditions". The property can be sold with two dwellings and is considered a conforming use. The history of the property is unknown; however, when built in 1942, it does not appear the intent was that of an accessory dwelling.

Findings of Fact



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

1. The property lies within the Medium-High Density Residential Zone.
2. The property contains two existing single-family dwellings which cannot be sold separately as constructed.
3. Hermiston zoning permits one- and two-family dwellings on individual lots, as well as accessory dwelling units. The existing lot is not considered a legal non-conforming lot under present zoning.
4. A partition is necessary to place each dwelling on a separate lot to enable future sale.
5. The lot is a pre-existing lot of 94 feet in width but has two dwellings constructed in 1942 prior to any zoning standards. It is not possible to sell each lot individually without a lot width variance from the 60-foot minimum.

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

6. The variance is necessary to partition the property enabling separate sale of the dwellings.
7. Property adjacent to the north of this site at 610 SE 5th Street contains a single-family dwelling on a lot of 40 feet in width.
8. Within 500 feet of the site, there are existing single-family residential properties with widths ranging from 45 to 50 feet on E Newport Ave and SE 4th Street.
9. The neighborhood character has varied lot sizes and uses. The neighborhood has seen many infill flag lots with 25-foot access to SE 5th Street and multi-family development.

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

10. No physical development is proposed as a result of variance approval. The land will be partitioned for future sale.
11. The mixed density character of the neighborhood, as well as many existing lots with non-conforming or substandard lot widths gives credence to granting of a variance. The neighborhood contains a mix of housing types and of various ages. Granting of a variance will not result in development out of character with the existing pattern of development.
12. Granting of a variance provides due process for ad hoc variations to the established development standards. Granting of a variance does not establish a precedent for blanket adjustment to the standards within the ordinance.

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

13. The property contains two single-family dwellings on one lot. It is impossible to create a new lot for each dwelling and maintain a 60-foot lot width.
14. The lot width is 94 feet, and it is impossible to create two 60-foot lots from one 94-foot-wide lot.



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

15. The proposed variance is the minimum lot width which will allow the creation of two lots.
16. The two 47-foot lots resulting from the variance will comply with the standards for minimum lot size, lot coverage, and side yard setback.

Conditions of Approval

1. The applicant shall sign a street improvement agreement agreeing to participate in a future improvement district or other improvement process for future improvements to SE 5th Street.
2. Granting of a variance does not create two lots on this site. A separate land use action is required for partitioning of the lots as approved.

Commissioner Collins moved and Commissioner Misner seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved and Commissioner Collins seconded to adopt the findings of fact as amended (added new #5 and renumbered). Motion passed. Commissioner Doherty moved and Commissioner Saylor seconded to adopt the conditions of approval. Motion passed. Commissioner Hamm moved and Commissioner Misner seconded to approve the variance as requested. Motion passed.

Replat- Diamond Housing LLC 4N2812BB Tax Lots 488 & 489 – 1028 & 1034 NE Emerald Drive

Planning Director Spencer presented the staff report. This replat is proposed to combine two lots that were created through the middle housing replat in 2022. An investor wishes to purchase the property as one lot with a duplex, instead of two lots with attached single-family housing. The attached single-family housing is currently under construction on the lot. The existing conditions of approval from 2020 and 2022 land use approvals remain in effect on the site.

Testimony

Anthony Potts 1773 Milan Lane Richland WA 99352- Mr. Potts is representing Diamond Housing, the property owner. He stated with current lending and more difficult financing with higher interest rates, some owners want to buy a duplex so they may live in half. He is unsure if that is the case with this property.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by NE Emerald Drive. The proposed lot has a total of 76 feet of frontage on NE Emerald Drive.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by NE Emerald Drive which has a right-of-way width of 50 feet.

§154.17 Easements.

The existing 10 foot utility easement along the NE Emerald Drive is properly reflected on the plat.

§154.18 Blocks.



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No additional block access is required.

§154.19 Lots.

Lot 1 is 6,800 square feet and is 76 feet wide and 89 feet deep. The minimum lot size in the R-3 zone is 5,000 square feet. The minimum required width is 60 feet and the minimum required depth is 80 feet.

§154.20 Character of Development.

Lot 1 is currently being developed with attached housing. Uses permitted in the R-3 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition. A multi-use pedestrian trail has been constructed approximately 150 feet to the west along NE 10th Street.

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

The portion of NE Emerald Ave adjacent to the site is a paved city street with curb and gutter installed. As part of the current construction on Lot 1, sidewalk is being installed along Lot 1's frontage.

§154.62 Water Lines

Lot 1 is connected to a municipal water line in NE Emerald Drive.

§154.63 Sanitary Sewer System.

Lot 1 is connected to a municipal sewer line in NE Emerald Drive.

Final Plat

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

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



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- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Finding: All items required for the final plat are shown on the final plat.

Chapter 157: Zoning

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

The proposed lot exceeds the minimum lot size of 5,000 square feet. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

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

Commissioner Saylor moved and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. Commissioner Collins moved and Commissioner Saylor seconded to approve the findings of fact. Motion passed. Commissioner Misner moved and Commissioner Hamm seconded to approve the final plat. Motion passed.



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Minor Partition- City of Hermiston 4N2823 Tax Lot 210 – 902 E Penney Ave

Planning Director Spencer presented the staff report. The City owns the parcel and proposes to partition ten acres to sell for general industrial development and create a small parcel on E Feedville Road for city industrial wastewater facilities. The city will continue to market the remaining 33 acres of industrial land. The conditions of approval from 2023 land use approval remain in effect on the site.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Penney Ave, SE 9th Street and E Feedville Road. No new streets are proposed as part of this partition. The lots have adequate frontage on all public streets, exceeding 90 feet for each lot.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Penney Ave, SE 9th Street, and E Feedville Road. E Penney Ave, SE 9th Street, and E Feedville Road each have a right-of-way width of 66 feet.

§154.17 Easements.

The existing electric transmission easements on E Feedville Road are properly reflected on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 10 acres and is 585 feet wide and 735 feet deep. Parcel 2 is 33.9 acres and is 2028 feet wide and 740 feet deep. Parcel 3 is 25,176 square feet (0.58 acres) and is 95 feet wide and 265 feet deep. There are no minimum parcel sizes or lot dimensions in the C-2/M-2 zone.

§154.20 Character of Development.

All lots are currently vacant. Parcel 3 is proposed for use for public utility infrastructure. Uses permitted in the C-2/M-2 zone are listed in 157.041 and 157.056 of the Hermiston Code of Ordinances. It is staff's understanding that industrial development will occur on Parcel 1.

§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

- A. E Penney Avenue is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 1, the owner of Parcel 1 shall improve the E Penney Avenue frontage of the Development Site to minor collector status using city standards ST10 in the standard



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specifications.

- B. E Feedville Road is classified as an urban major collector and is a county road. All points of access to E Feedville Road will require an access permit from the Umatilla County Road Department. As a condition of approval of a permit to develop Parcel 2 or Parcel 3, the owner of the lot being developed shall enter a street improvement agreement agreeing to participate in future improvements to E Feedville Road frontage of the Development Site to urban major collector status. Such agreement shall run with the land.
- C. SE 9th Street is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 1 or 2, the owner of the lot being developed shall improve the SE 9th Street frontage of the respective Development Site to minor collector status using city standard ST10 in the standard specifications.

§154.62 Water Lines

Water service is available in E Penney Ave and SE 9th Street to service the development.

§154.63 Sanitary Sewer System

Sanitary sewer service is available in E Penney Ave and SE 9th Street to service the development.

Final Plat

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

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- (G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and 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**



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- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Finding: All items required for the final plat are shown on the final plat.

Chapter 157: Zoning

§157.041/157.056 Outlying Commercial/Heavy Industrial Zone (C-2/M-2)

There are no minimum lot sizes, lot width minimums, or lot depth minimums in the C-2/M-2 zone. Uses permitted in the C-2/M-2 zone are listed in 157.041 and 157.056 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

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

City Attorney Tovey stated that the property is city-owned so it can be actively marketed for development.

After some discussion, Commissioner Hamm moved and Commissioner Collins seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved and Commissioner Guerrero seconded to approve the findings of fact. Motion passed. Commissioner Saylor moved and Commissioner Misner seconded to approve the final plat. Motion passed.

Planner Comments and Unscheduled Communication

Planning Director Spencer thanked the commissioners for their commitment to the city and expressed his appreciation for them and the work they do.

The Economic Opportunities Analysis update was adopted by the council at their September 9th meeting. The city received positive testimony from Business Oregon and DLCD. The UGB expansion work can begin in earnest now for the next 12 to 16 months. Approval is required from the City, Umatilla County, and the Land Conservation and Development Commission.



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The process of code enforcement citing nuisance violations was discussed. The city's code addresses items that are a threat to public safety. Some neighborhoods have more specific CC&Rs that are not enforceable by the city.

Survey work has begun for the intersection of NE North Street and the future Aspen Drive as part of the North Hermiston Urban Renewal project.

Adjournment

Vice-Chairman Caplinger adjourned the meeting at 8:07PM.

DRAFT



Hermiston Planning Commission

September 11, 2024



Annexation– 309 E Theater Lane Zamudio

Subject Property



Annexation– 309 E Theater Lane Zamudio

Street View



Variance— 620 and 640 SEth 5St Lines

Subject Property



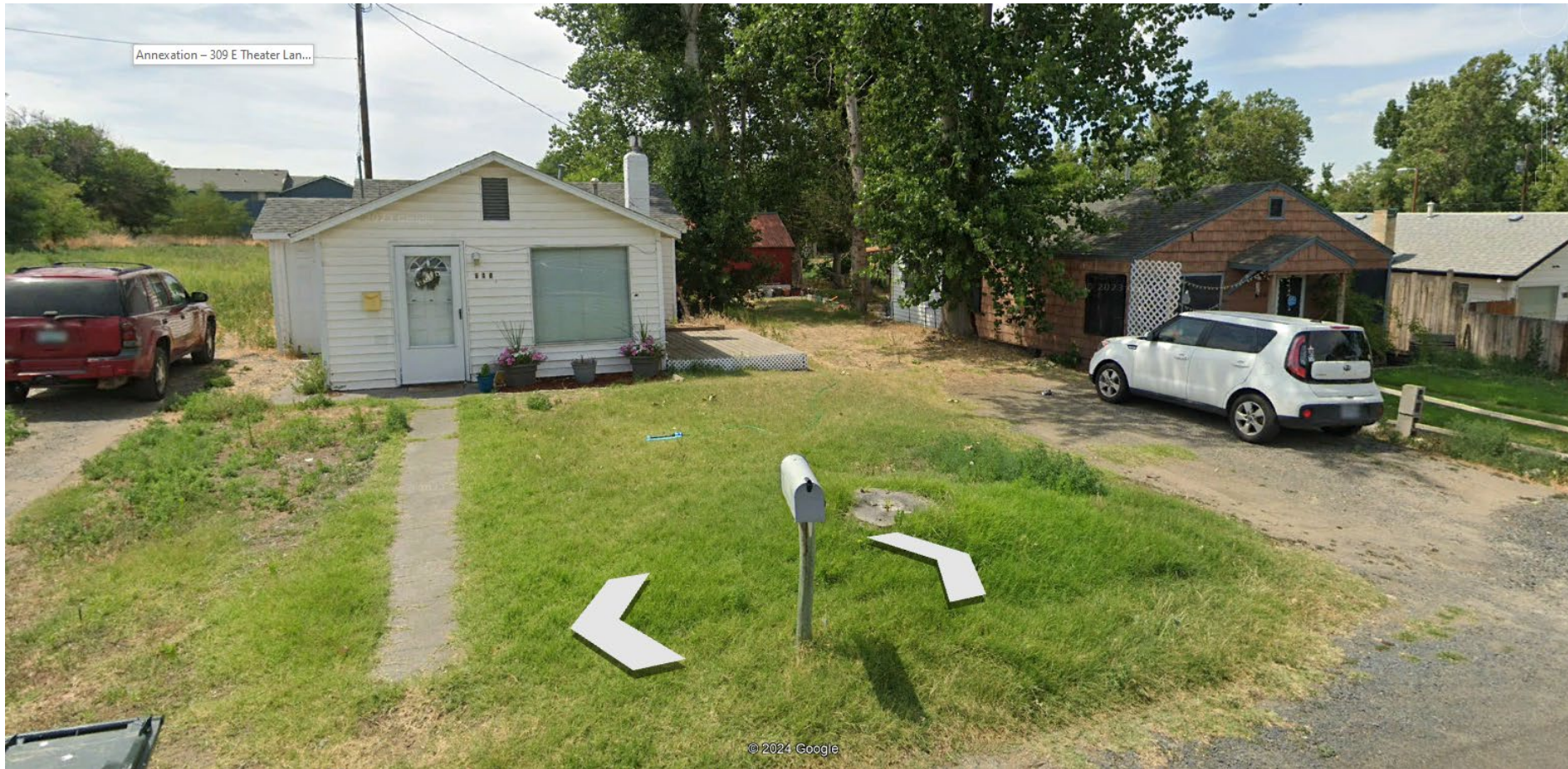
Variance— 620 and 640 SEth 5St Lines

Potential Property Line



Variance— 620 and 640 SEth 5th St Lines

Street
View



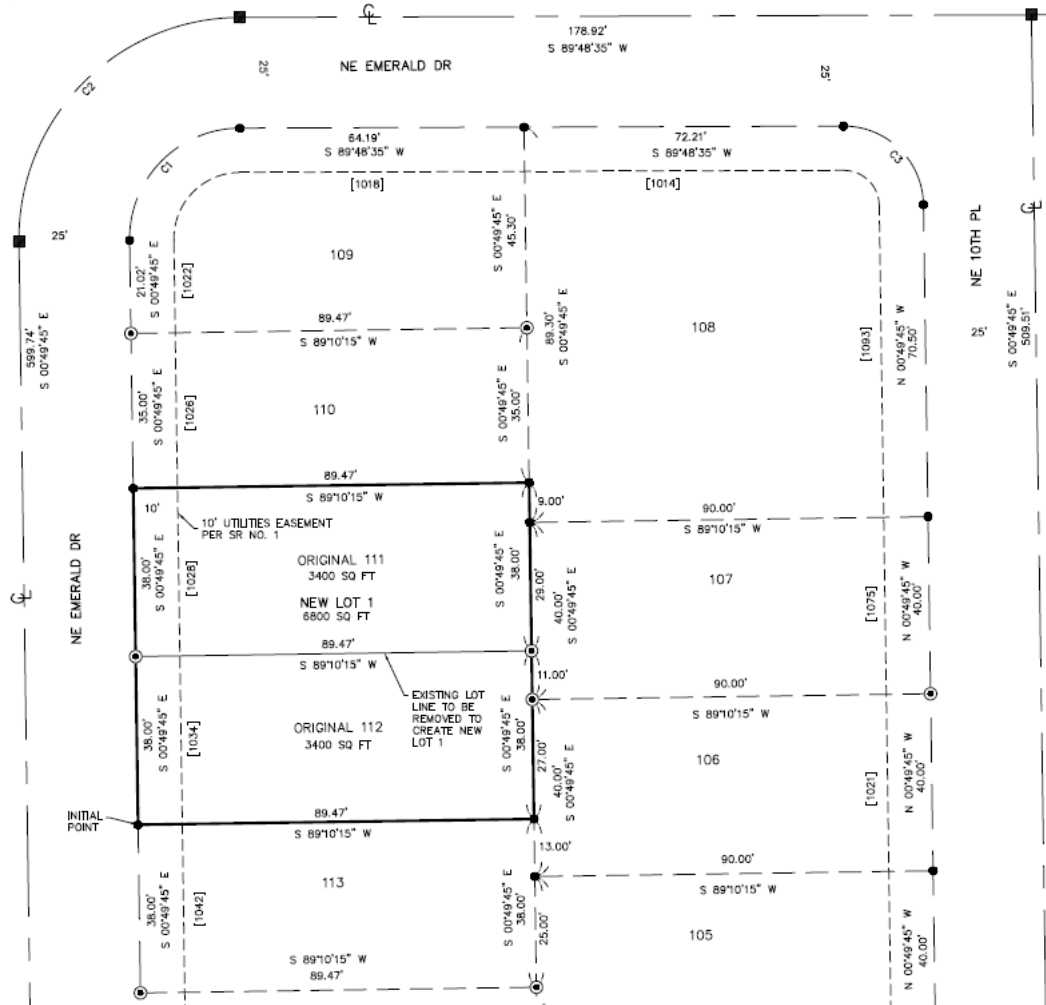
Replat 1028 and 1034 NE Emerald Drive Diamond Housing LLC

Subject Property



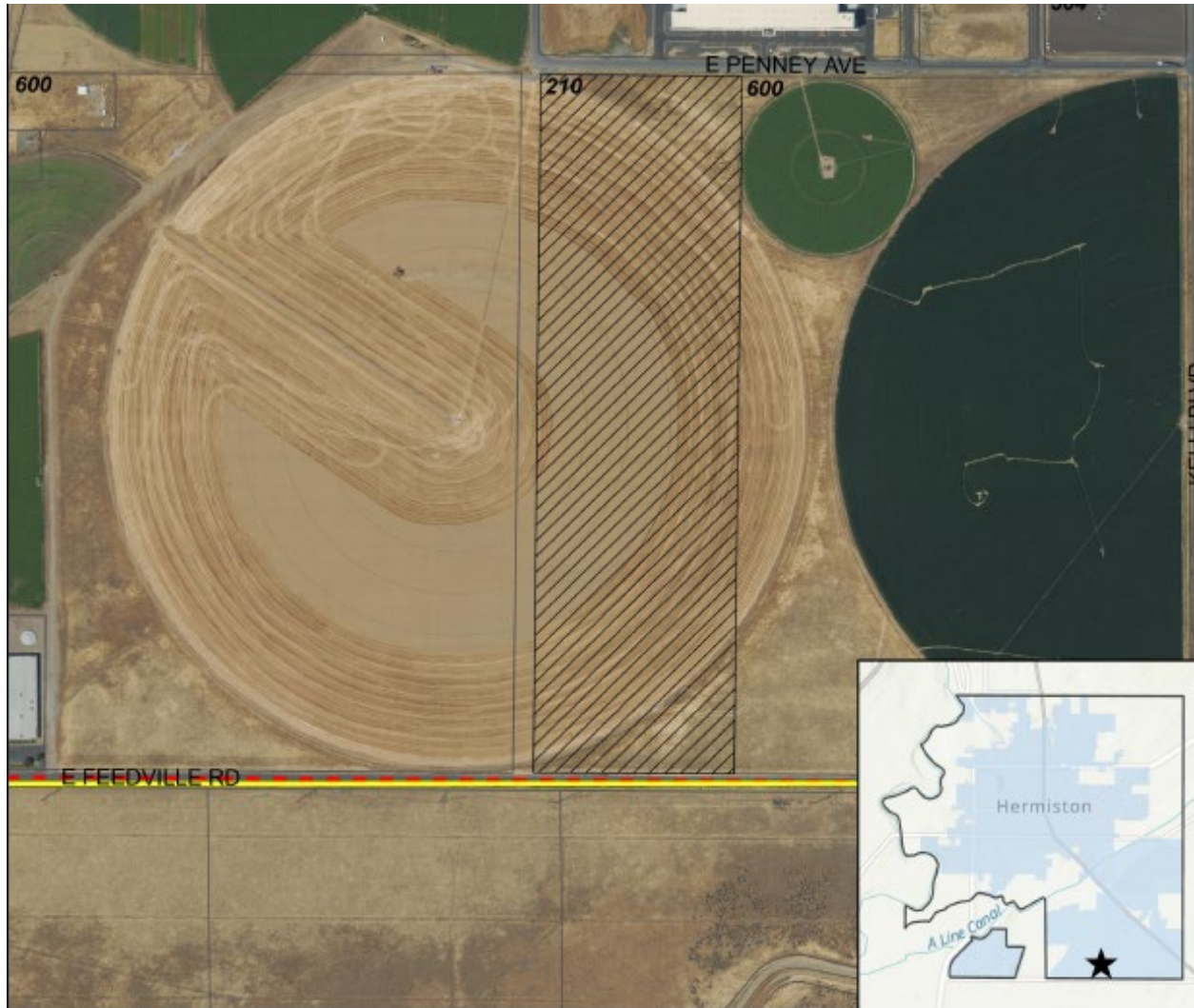
Replat 1028 and 1034 NE Emerald Drive Diamond Housing LLC

Proposed Plat

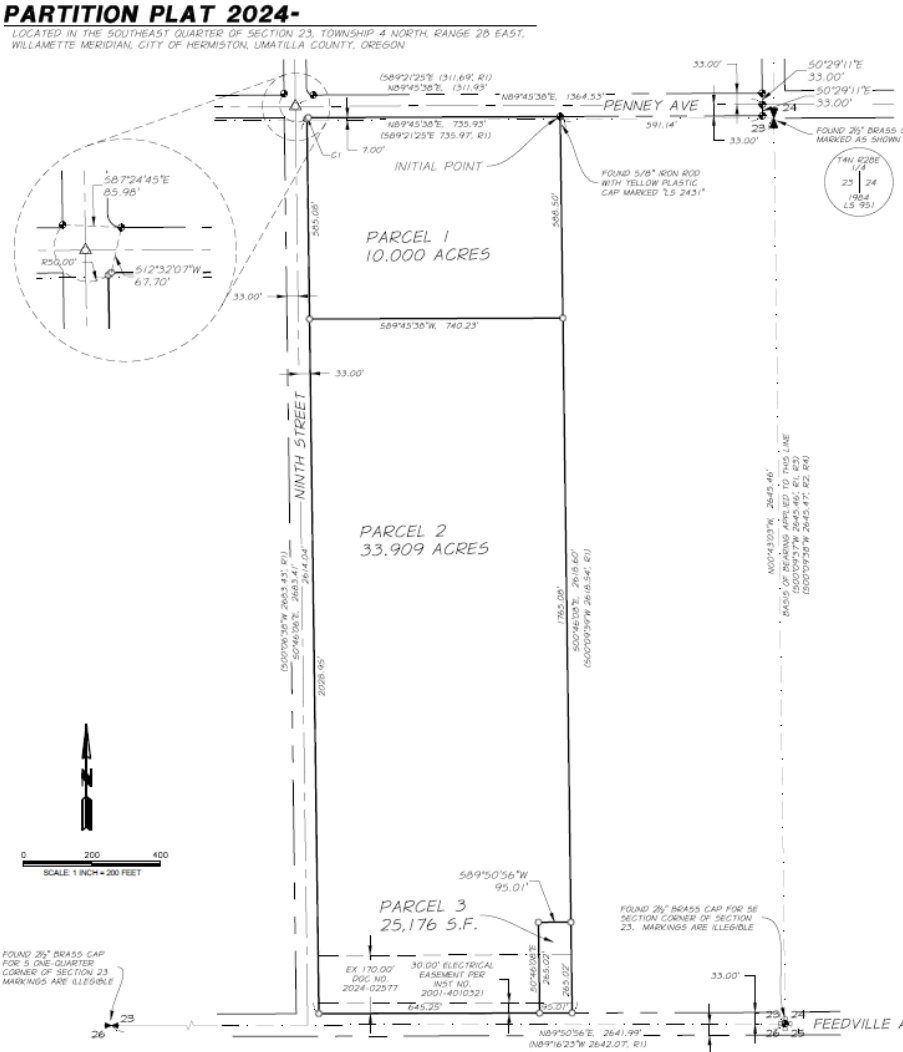


Minor Partition 902 E Penney Ave City of Hermiston

Subject Property



Minor Partition 902 E Penney Ave City of Hermiston



Proposed Plat



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of October 9, 2024

Title/Subject

Conditional Use - Neasham 4N2811CD TL 1001 - 611 E Highland Ave

Summary and Background

Ciara Neasham has submitted a conditional use permit application to change the occupancy of an existing building at 611 E Highland Ave to operate a full-service salon in the structure. The property contains an existing building. The building was originally constructed as a single-family dwelling. The structure operated as a beauty/tanning salon under a conditional use permit from May of 2000 until mid-2018, at which time a florist shop operated under its own conditional use permit until June of 2022. Following relocation of the florist shop to Main Street, the structure reverted to a single-family dwelling.

The change in use from a residence to a salon constitutes a change in occupancy which triggers the need for a new conditional use permit review. Since the property has been in use as a residence for more than a year, it is not possible to administratively approve reuse of the property as a salon.

The existing building is approximately 1,511 square feet distributed over two floors. The total lot size is 7,500 square feet. The total parking on-site is 8 parking spaces, including one ADA accessible space. Salons are classified as a service business requiring one space for every 600 square feet of floor area.

The property has frontage on E Highland Ave on the south side and SE 6th St on the west side. Street improvements are fully installed on each street frontage. Full improvement of each street was a condition of approval of the 2000 conditional use approval permitting conversion to a salon. The property is zoned Medium-High Density Residential (R-3).

The property is described as 4N2811CD Tax Lot 1001. The property is within a developed residential neighborhood. North and west of the property, the neighborhood is multi-family residential. South and east of the property is primarily single-family dwellings.

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

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

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

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

Based on the existing improvements on the property and the land use history as a salon for nearly twenty years, staff recommends approval of the conditional use permit. No conditions of approval are recommended based on the existing site improvements.

Tie-In to Council Goals

N/A

Fiscal Information

The property has an assessed value of \$187,000 and generates approximately \$1200 in tax revenue annually.

Alternatives and Recommendation

Alternatives

The planning commission may choose to

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

Recommended Action/Motion

Staff recommends the planning commission approve the conditional use permit.

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

Submitted By:

C.F. Spencer, Planning Director

Findings of Fact for Ciara Neasham

611 E Highland Ave

Conditional Use Permit

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

1. The property is located at 611 E Highland Avenue and is described as 4N 28 11CD Tax Lot 1001.
2. The property is approximately 0.12 acres in size. The existing building covers approximately 1,511 square feet.
3. The property lies within the Medium-High Density Residential zone and allows uses permitted conditionally in the R-1, R-2, and R-3 zones subject to issuance of a conditional use permit.
4. A beauty salon containing less than 2,500 square feet is a use subject to a conditional use permit in the R-2, R-3, and R-4 zones per §157.026(B)(2) of the Hermiston Code of Ordinances.
5. A public hearing was held on October 9, 2024, in accordance with 157.207(A) of the Hermiston Code of Ordinances.
6. Notice of public hearing was prepared and published on September 25, 2024, in accordance with the notice requirements of 157.229 of the Hermiston Code of Ordinances.

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

7. The property has seven paved parking spaces and one handicapped parking space bringing the total parking provided on-site to eight parking spaces.
8. Three on-site parking spaces are required for a 1,500 square foot service store per §157.176 of the Hermiston Code of Ordinances.
9. The existing property is approximately 7,500 square feet, exceeding the minimum lot size of 5,000 square feet in the R-3 zone.
10. The existing property is approximately 75 feet wide and 100 feet deep, exceeding the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-3 zone.
11. Total lot coverage of all structures on the site is approximately 19%, which is below the maximum lot coverage of 45% in the R-3 zone.

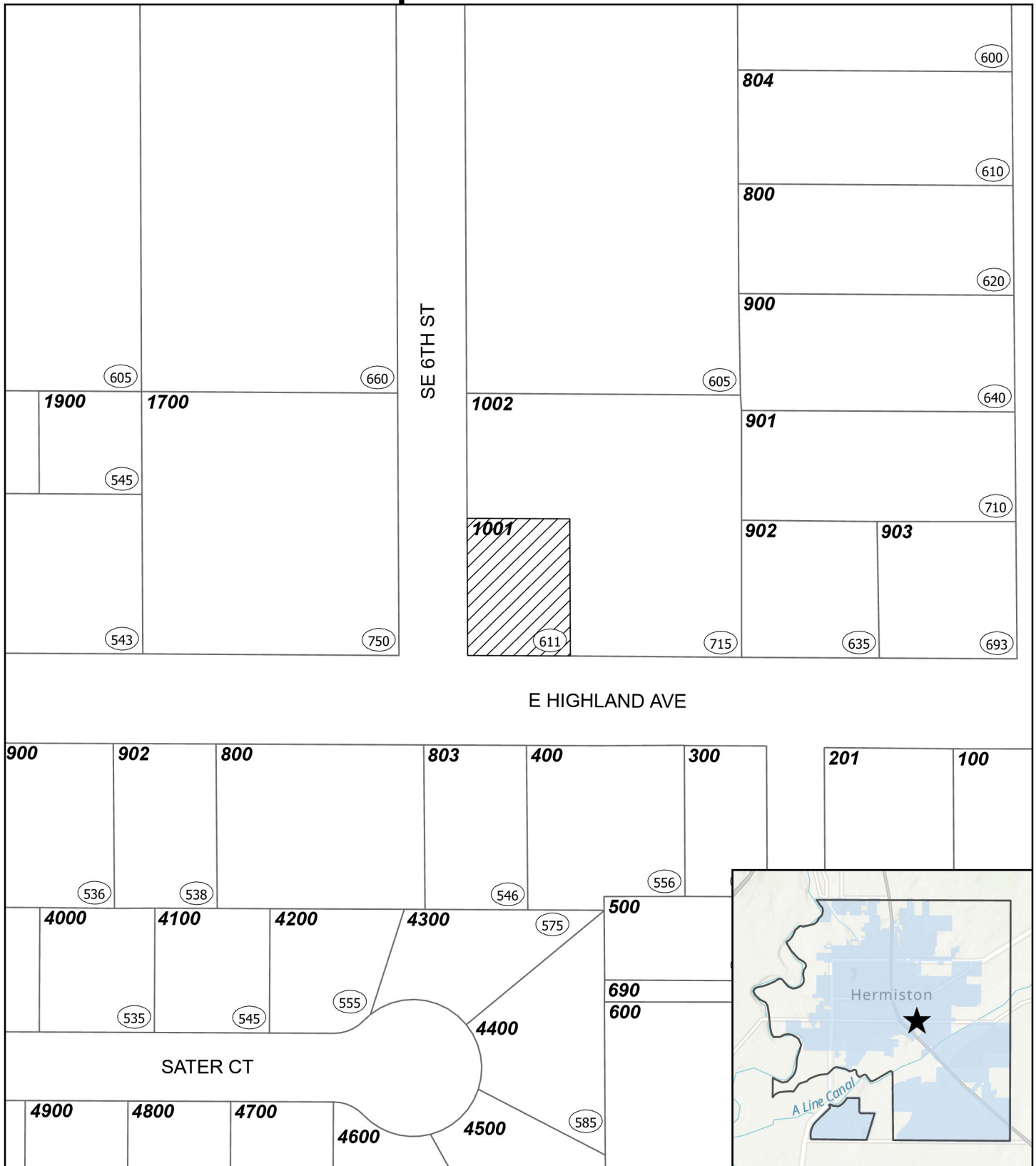
Public facilities are of adequate size and quality to serve the proposed use.

12. The building is connected to existing water and sanitary sewer lines adjacent to the property. No upgrade to these lines is required to service the change in occupancy.
13. E Highland Avenue is classified as a minor arterial on the city's transportation system plan. A minor arterial is well suited to accommodate the level of trip generation a beauty salon will generate.
14. Public improvements installed on the frontages of SE 6th Street and E Highland Avenue are compliant with city standards for street improvements. No further upgrades are required.





The proposed use will prove reasonably compatible with surrounding properties.

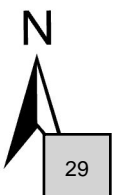
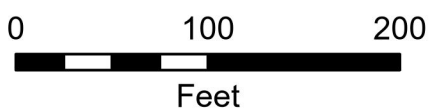
15. The property sits within the R-3 zone which is a medium-high density residential zone which permits a variety of residential uses as well as limited commercial uses.
16. The property is adjacent to single-family and multi-family uses. Low intensity commercial uses such as a beauty salon are well suited for this type of neighborhood due to the limited traffic generation, limited noise creation, and limited hours of operation.
17. Small-scale commercial uses work well in high-density and mixed-use neighborhoods due to their ability to capitalize on existing foot and vehicle traffic.
18. The property is bounded by two streets and by a six-foot, sight-obscuring fence on the remaining two sides. Visual impacts from the parking lot on adjacent residential uses is limited by the existing fencing and by the parking location at the rear of the building rather than street-oriented parking.

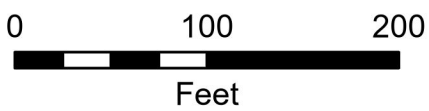
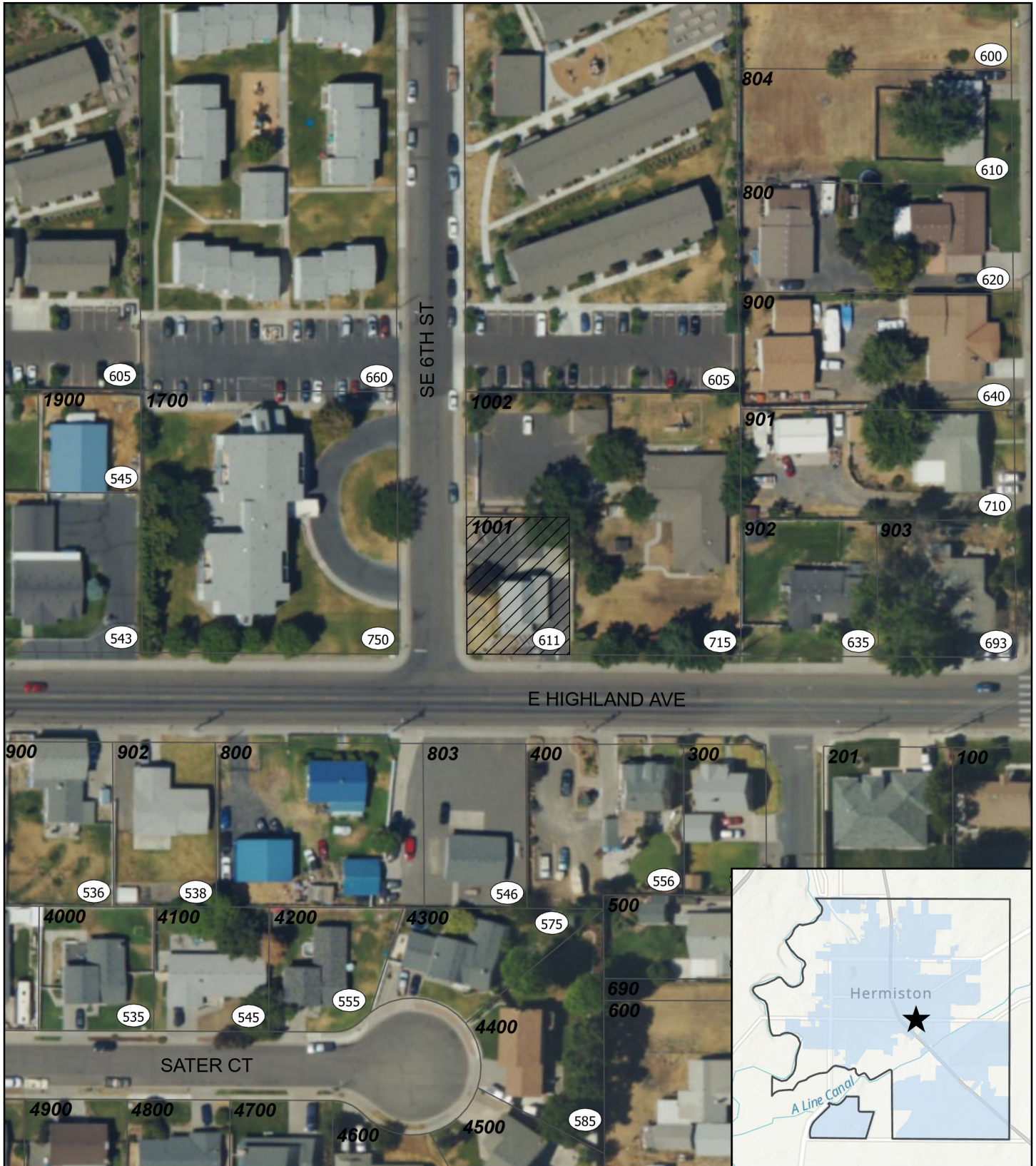
Notice of Proposed Land Use Action



Legend

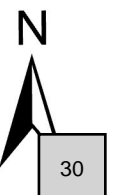
-  Area of Proposed Conditional Use Permit
 Property Line
 City Limits
 Urban Growth Boundary





Legend

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



CITY OF HERMISTON

CONDITIONAL USE PERMIT APPLICATION

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

Applicant's Name: Ciara Neasham Date: 09/4/2024
 Address: PO Box 633 Stanfield, OR 97875 Phone: 541-233-8083
 (Daytime)

Property Owner(s) Name (If Different): Colton Duquette
 Address: 611 E Highland Ave Hermiston, OR 97838 Phone: 541-571-7596
 (Daytime)

Legal Description of Property: Assessor's Map No: 4N2811-CD-01001 Tax Lot No: 01001

Comprehensive Plan Designation: Property Class 201 Zoning Designation: R3

Current Use of Property: Owner residence

Request to Allow: The applicant, Ciara Neasham to use the property as her full full service salon and spa.

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

1. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:

I am proposing to use the property at 611 E Highland Ave, Hermiston OR 97838, as a full-service salon and spa. The property is zoned R3 and has been used as a salon and flower shop in the past.

2. The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission. Explain fully:

The structure was roughly measured at 1,500 sq ft. The total lot size is just over 5,000 sq ft and is situated on the corner of Highland and SE 6th St. The space was previously used as a hair salon and flower shop with no issues in regards to size, zoning and other conditions put forth by the Planning Commission.

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

The property has adequate space available for three spa rooms, three hair stations, a nail tech as well as a reception area, laundry facility and an adequate restroom. A parking lot that meets ADA guidelines, handicap parking and a driveway with markings to direct traffic.

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

The proposed use as a full service salon and spa will provide an easily accessible salon with services to the neighborhood and town. With multifamily and single family homes within a short distance, this property is perfect for a business owner and convenient for the customers and surrounding areas.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

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

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

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

Applicant's Signature: *Colton Biquette*

Date: 09/06/2024

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

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

OFFICE USE ONLY

Date Filed: 9/20/24

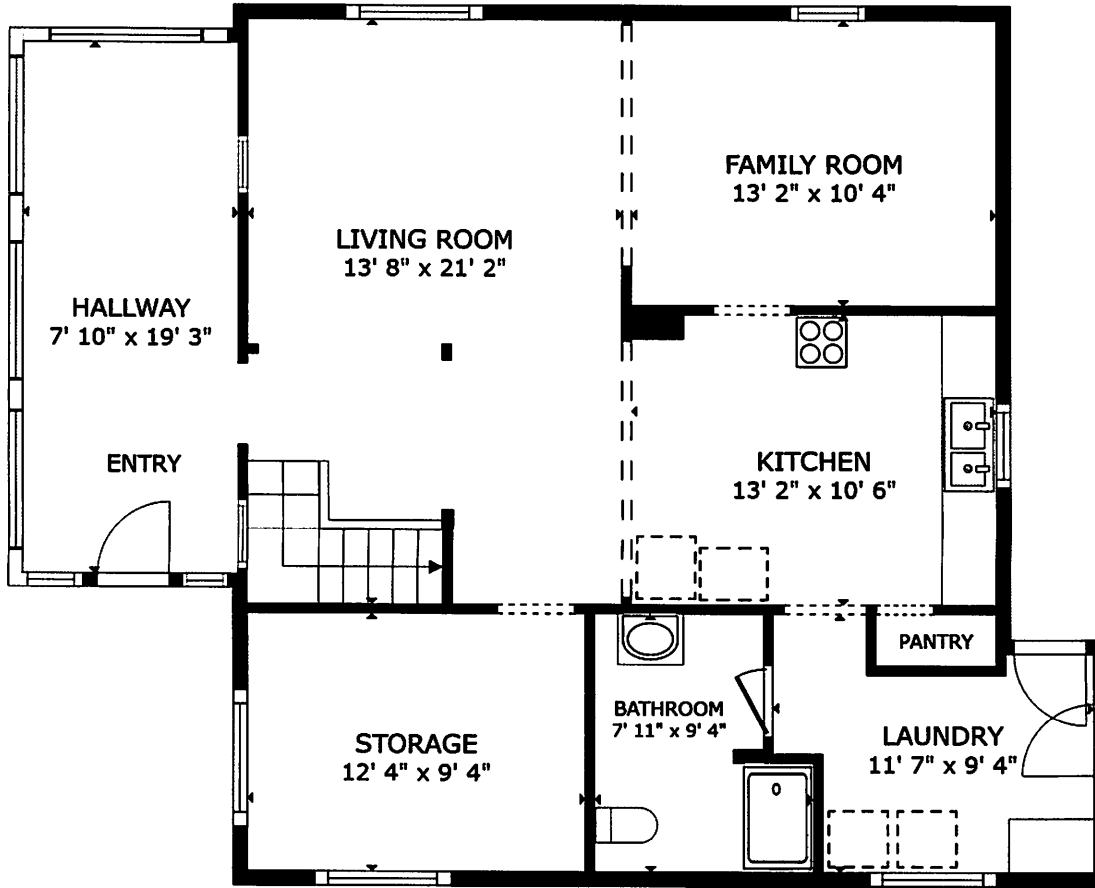
Received By: Wapl

Meeting Date: Oct 9 2024

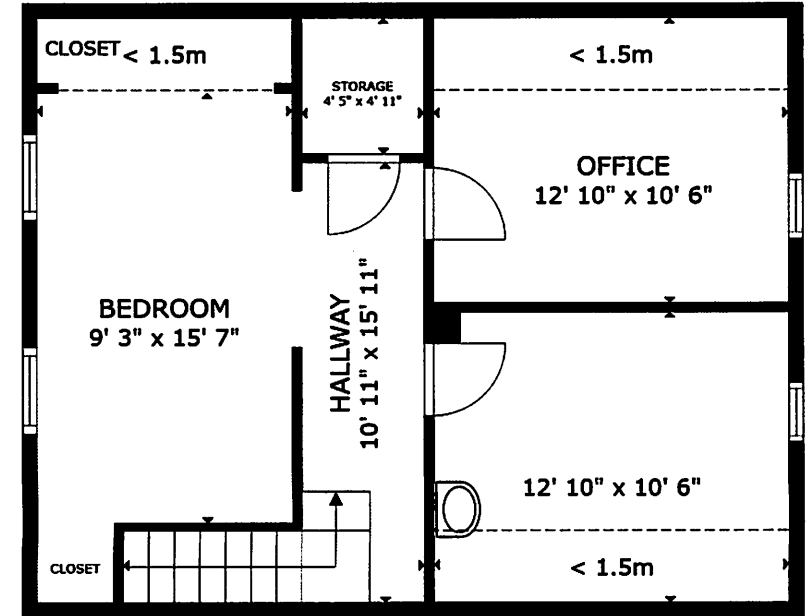
Fee: \$800.00

Date Paid: 9/20/24

Receipt No: 7-000298



FLOOR 1



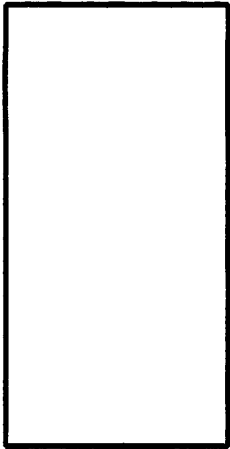
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,025 sq.ft. FLOOR 2 486 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 89 sq.ft.
 TOTAL : 1,511 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Attic
[Area: 392 ft²]

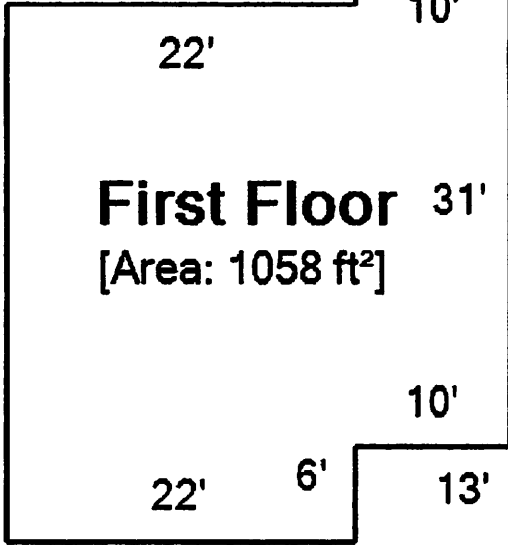
→ 28'



14'



First Floor
[Area: 1058 ft²]



22'

10'

31'

10'

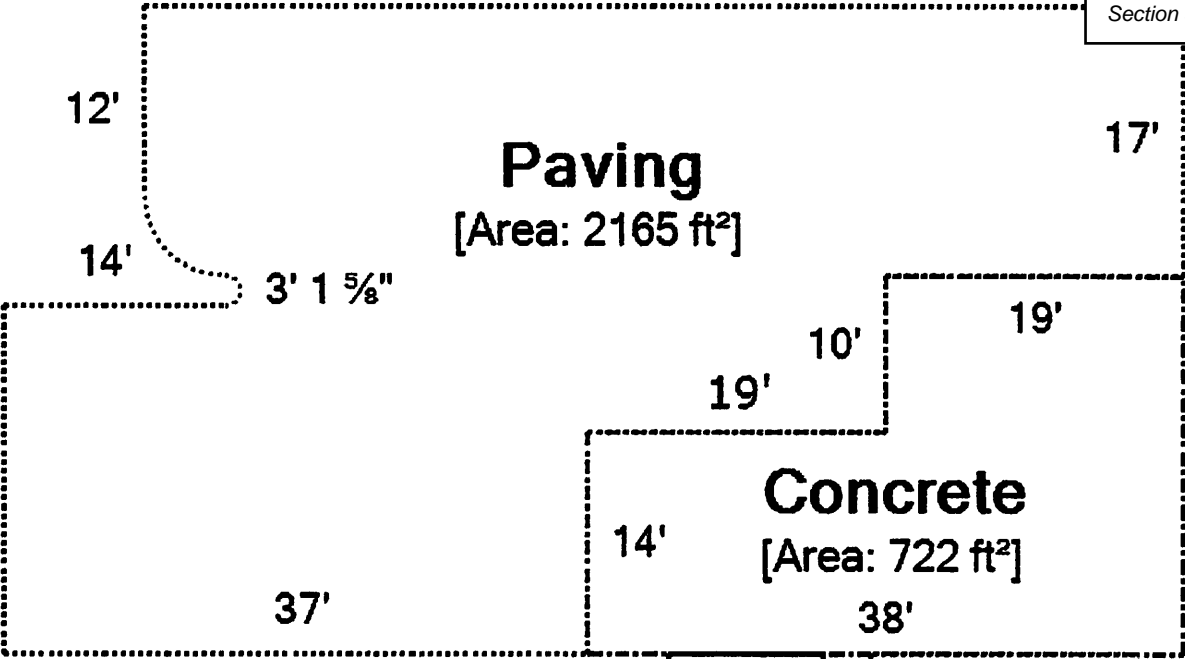
13'

6'

22'

34'

Paving
[Area: 2165 ft²]



12'

14'

3' 1 ⁵/₈"

19'

10'

19'

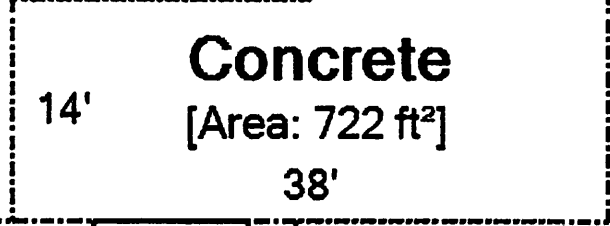
17'

22'

37'

14'

Concrete
[Area: 722 ft²]



38'

24'

17'

31'

56'

Paving
[Area: 1355 ft²]

17'

6'

2'

18'

18'



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of October 9, 2024

Title/Subject

Replat- Ludcon Ventures LLC 4N2811CB Tax Lots 11700 & 11702 - 230/240 SE 2nd St

Summary and Background

Ron McKinnis has submitted a replat application on behalf of Ludcon Ventures LLC for land located at 230 and 240 SE 2nd Street. The property is approximately 0.22 acres and contains two commercial structures. The property is described as 4N 28 11CB Tax Lots 11700 and 11702 and is zoned Central Commercial (C-1) with a Downtown Commercial Overlay (DCO). Each lot is owned by Ludcon Ventures LLC and the replat is proposed to reconfigure the existing lot lines within the area and place each existing structure on a separate lot.

The existing property contains three existing lots (Lots 1, 2, and 3) from Block 1 of the Original Town of Hermiston plat, and a small portion of Lot 4, Block 1. The property contains a nine-foot-wide portion of Lot 4 to accommodate the existing commercial building on the southern portion of the site. The replat will place each existing structure on a separate lot and all existing lot lines will be removed. Lot 1 will be a 6,382 square foot lot with a 6,233 square foot structure. Lot 2 will be a 3,093 square foot lot with a 2,370 square foot structure. There is no minimum lot size or lot coverage requirement in the C-1 and DCO zones. As noted, the replat will remove all existing lot lines and create two new lots.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on September 25, 2024. A sign informing the public of the proposal was placed on the property on September 25, 2024.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.040, and 157.042 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The recommended conditions of approval are attached as Exhibit B. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit C. An aerial photo is attached as Exhibit D. The final plat as prepared by the surveyor is attached as Exhibit E.

Tie-In to Council Goals

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

Fiscal Information

There will be no development as a result of the partition. The existing improvements on the property have an assessed value of \$544,420.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

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

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

Submitted By:

Clinton Spencer, Planning Director

Exhibit A
Findings of Fact
Ludcon Ventures LLC Replat
230 & 240 SE 2nd Street
October 9, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Hurlburt Ave and SE 2nd Street. Each street is fully improved adjacent to the site. No additional streets are proposed. Each lot has at least 25 feet of frontage on a public street.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Hurlburt Ave and SE 2nd St each of which has a right-of-way width of 70 feet.

§154.17 Easements.

No easements are shown on the plat. No easements are required.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 6,382 square feet and Lot 2 is 3,093 square feet. There is no minimum lot size in the C-1 or DCO commercial zoning. Each lot abuts a public street for a distance of at least 25 feet as required by §157.141 of the Hermiston Code of Ordinances.

§154.20 Character of Development.

Each lot is presently developed with commercial uses. No additional construction is proposed as a result of partitioning. Uses permitted in the DCO zone are listed in §157.042 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed replat. The site is located within 500 feet of McKenzie Park, Teen Adventure Skate Park, and the Hermiston High School.

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 fully improved adjacent to the entire site. No additional improvements are required.

§154.62 Water Lines

Each lot is serviceable from an existing 6" water line in SE 2nd Street. The building at 240 SE 2nd Street on Lot 2 may require a new water meter to be installed as a result of replatting.

§154.63 Sanitary Sewer System.

Each lot is serviceable from existing sewer lines in E Hurlburt Ave and SE 2nd Street. Sanitary sewer service may require relocation as a result of replatting.

Final Plat

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

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

as required

- (G) The location of all building lines and easements provided for public use, services or utilities.

Shown as required

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

Shown as required

- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Finding: All items required for the final plat are shown on the final plat.

Chapter 157: Zoning

§157.040 and 0.42 Central Commercial and Downtown Commercial Overlay

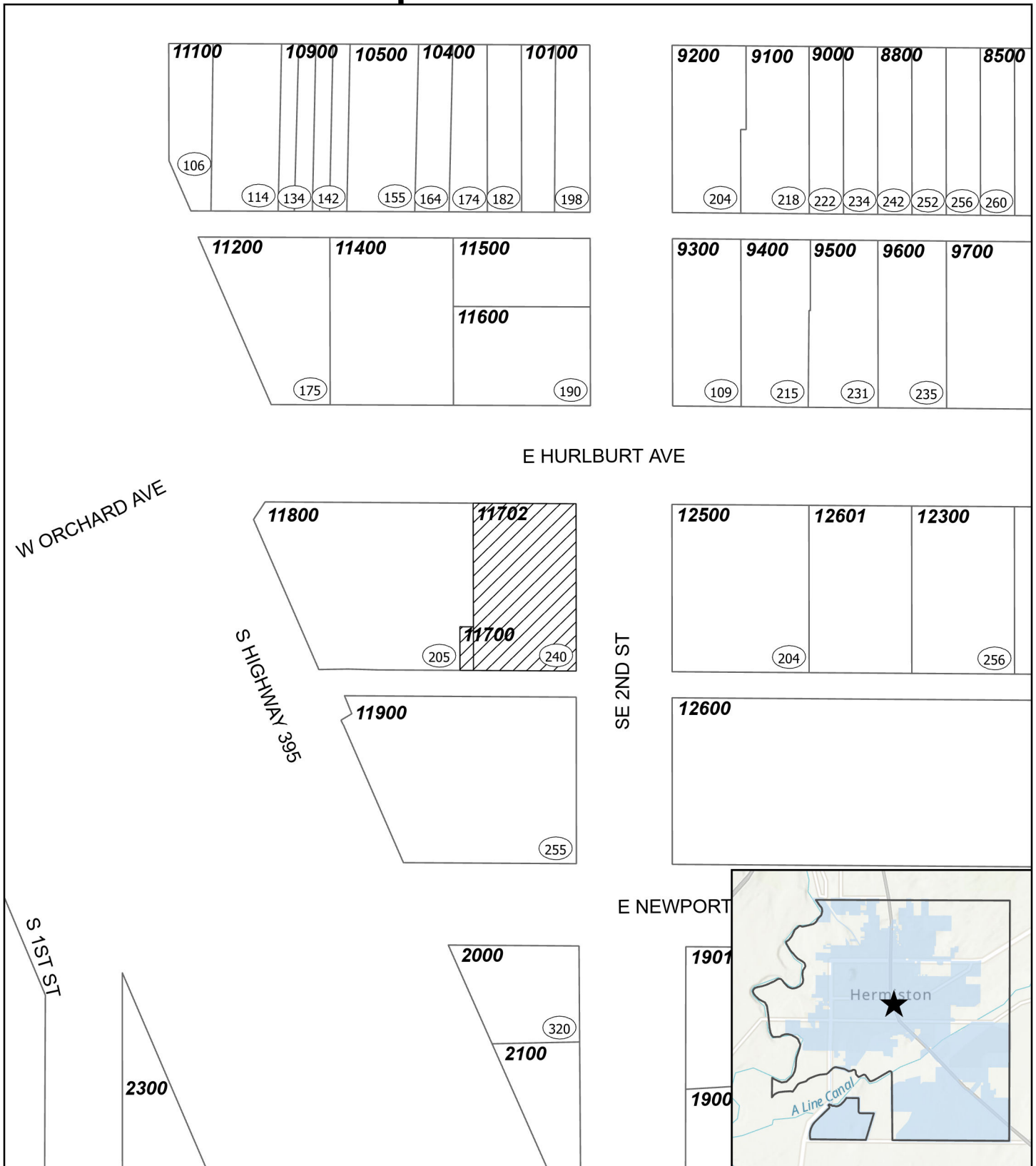
Lot 1 is 6,382 square feet and Lot 2 is 3,093 square feet. There is no minimum lot size in the C-1 or DCO commercial zoning. There are no minimum lot width or depth requirements in the city's commercial zoning. Uses permitted in the DCO zone are listed in §157.042 of the Hermiston Code of Ordinances.

Exhibit B
Conditions of Approval
Ludcon Ventures LLC Replat
230 & 240 SE 2nd Street
October 9, 2024

Subject to the public hearing and testimony presented to the city council, the following conditions of approval are proposed:

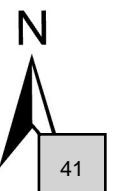
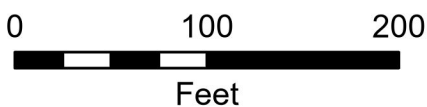
1. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
2. The property owner shall confer with public works staff and shall install new sewer and water connections as required after each structure is placed on a separate lot.

Notice of Proposed Land Use Action



Legend

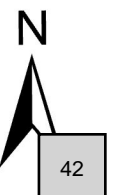
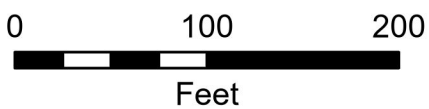
- Area of Proposed Replat
- City Limits
- Property Line
- Urban Growth Boundary





Legend

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



LUDCON VENTURES REPLAT

A Replat of Lots 1, 2, 3, and a Portion of Lot 4, Block 1,
Original Town of Hermiston

City of Hermiston, Umatilla County, Oregon

Township 4 North, Range 28, East of W.M.

Northwest 1/4 of Southeast 1/4 of Section 11

for:

LUDCON VENTURES, LLC

230 SE 2ND Street

Hermiston, Oregon, 97838

LEGAL DESCRIPTION: Deed: XXXX-XXXXXXXX

Lots 1, 2, 3, and the East 9.75 feet of the South 31.80 feet of Lot 4, Block 1, ORIGINAL TOWN,
now City of Hermiston, located in the Northwest Quarter of the Southeast Quarter of Section 11,
Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

The Real Property or its address is commonly known as 230 SE 2ND Street, Hermiston, OR 97838

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 Plastic Cap, PLS 2431 set at the Northeast corner of newly created Lot 1 of this Plat.

This Survey is Based on a surveys by Edwards Gandy & Kik, C.S. #97-170-B. My Bearing Base is that of Edwards' along the East Side of Block 1, Original Town of Hermiston. I found the corners of Edwards from both his survey for Gandy & Kik butsolos his survey for Peterson, Ken's Replat. I held Edwards work and established the remaining corners of Block 1, specifically for Lots 1, 2, 3, & 4. I then segregated out Lot 2 according to the owner's desires. I established the line between Lots 1 & 2 as the center of the paved roadway between the two building located on the property. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby acknowledge that they have caused this Plat to be created, they authorizes that this Plat be prepared in accordance with provisions of ORS Chapter 92, and they recognizes this Plat as the Official Map and Plat of theReplat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Heather A Bacon
Member, Ludcon Ventures, LLC

On this _____ day of _____, 2024, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: _____
Notary Public for Oregon

My Printed Name is _____

My Commission No. is _____

My Commission Expires _____

APPROVALS:

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

_____ day of _____, 2024

Umatilla County Surveyor

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

_____ day of _____, 2024

City of Hermiston
Planning Commission Chair

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

_____ day of _____, 2024

City of Hermiston
City Council, Mayor

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

_____ day of _____, 2024

Hermiston Irrigation District

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

_____ day of _____, 2024

Umatilla County Tax Assessor

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

_____ day of _____, 2024

Umatilla County Tax Collector

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

_____ day of _____, 2024

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla Office of County Records
Recording Information
SEAL

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- Found Monuments - as Noted (R0)
- X Found 'X' Marked in Concrete (R1)
- ⊗ Calculated Point - Not Set
- REPLAT BOUNDARY
- - - Section / Street Center Line
- (000)R0 Record - Per Reference Noted

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431

Expires 12-31-24

I certify that this is a true and exact copy of the Original Replat as filed for Ludcon Ventures, LLC & Heather Bacon in Umatilla County, Oregon

Ronald V. McKinnis, PLS #2431

SCALE 1" = 100 Ft.
January, 2024

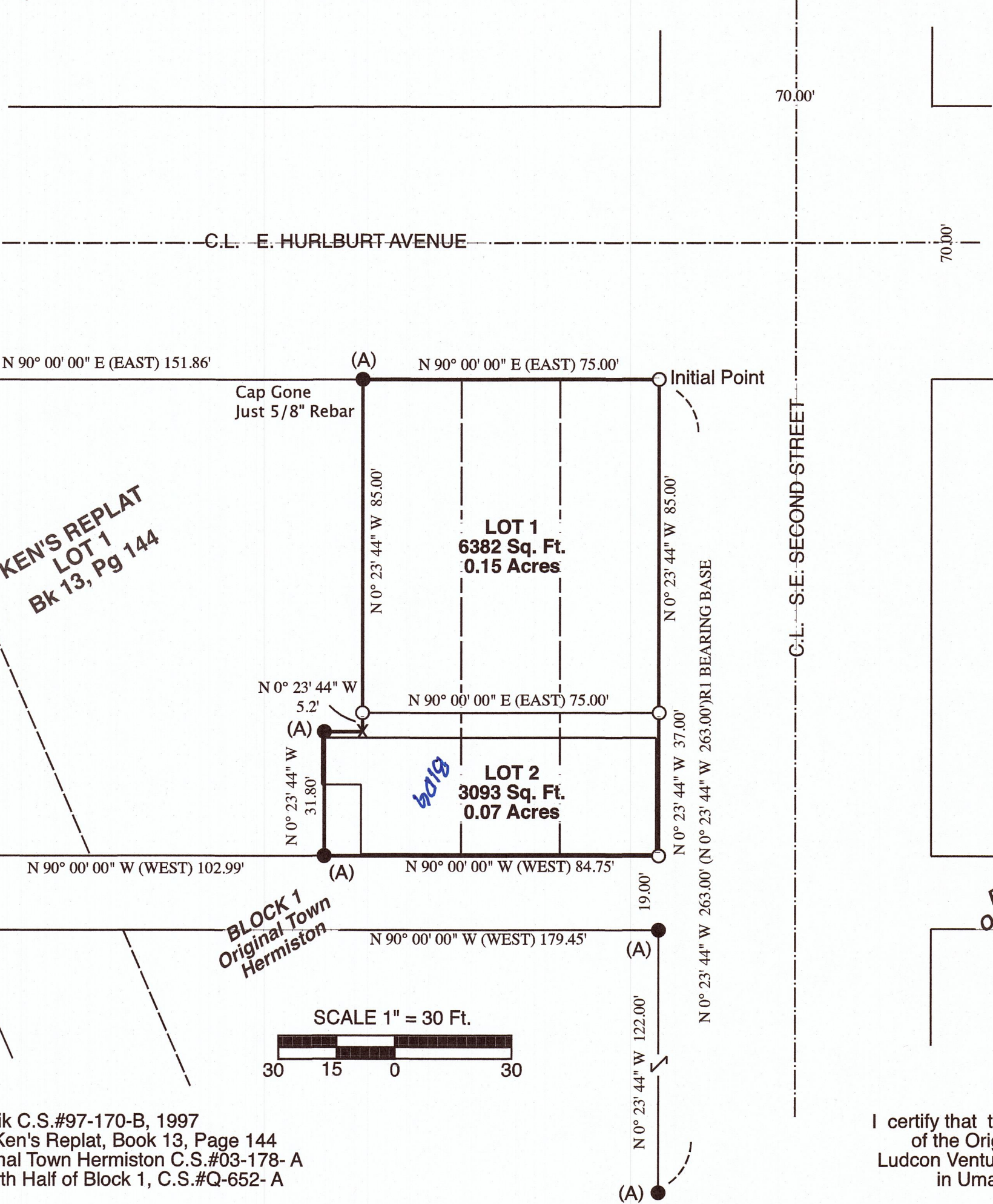
ENGINEERING - LAND SURVEYING - WATER RIGHTS

R. V. MCKINNIS ENGINEERING

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



Rev. 07-29-24



RECORD SURVEYS:

- R1 - Edwards for Gandy & Kik C.S.#97-170-B, 1997
- R2 - Edwards for Peterson, Ken's Replat, Book 13, Page 144
- R3 - Harris for Block 1, Original Town Hermiston C.S.#03-178- A
- R4 - Unstamped Survey, North Half of Block 1, C.S.#Q-652- A

Monuments Found:

- (A)-Found 5/8" Rebar W/ Plastic Cap, PLS 951, R1
- (B)-Found 5/8" Rebar W/ Plastic Cap, PLS 951, R2