



# PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

*Where Life is Sweet*

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**March 11, 2026 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: 825 0430 1946 Passcode: 458977 Telephone number to join is: 1 253  
215 8782; or submitting comments to meetings@hermiston.gov*

**1. CALL TO ORDER - 7:00 PM**

**2. MINUTES**

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

**3. HEARINGS**

A. Restoration of Nonconforming Use – 4N2810DA Tax Lot 10900 Larkin 205 SW 3<sup>rd</sup> St

**4. NEW BUSINESS**

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

B. Final Plat - Henry K's Phase 2 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 1125 SE 10th St

**5. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION**

**6. ADJOURN**

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

Please contact Hermiston City Hall, 180 NE 2nd Street, Hermiston, OR 97838 (Phone No. 541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900 or 711.



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Chairman Fialka called the regular meeting to order at 7:01PM. Present were Commissioners Misner, Caplinger, Saylor, Kirkpatrick, Hamm and Guerrero. Commissioners Doherty and Serrano were excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. Youth Advisor Maddix Medrano was present.

## Minutes

Commissioner Saylor moved, and Commissioner Hamm seconded to approve the minutes of the January 14, 2026, regular meeting. Motion passed 6-0 with Commissioners Misner, Caplinger, Guerrero, Saylor, Kirkpatrick, and Hamm in favor.

## Subdivision Preliminary Plat 4N2801B Tax Lot 1500 3 Rivers Oregon Property LLC

Planning Director Spencer presented the staff report for the proposed 45 lot residential subdivision. Staff suggests the block lengths slightly over 600 feet be allowed.

## Testimony

Jason Mattox Apex Companies LLC 400 Bradley Blvd #106 Richland WA 99352- Apex has done all the surveying and engineering work for the project, a straightforward subdivision. He has no questions or concerns with the conditions of approval.

Dennis Gisi PO Box 906 Walla Walla WA 99362- Mr. Gisi thanked everyone who has worked on this project. With preliminary approval, the project can move into civil review for construction to begin in the 3<sup>rd</sup> or 4<sup>th</sup> quarter of 2026. He is a developer and will find several builders to construct the homes. Having 2 to 3 developers within the subdivision provides more character.

## Findings of Fact

### Chapter 94: Streets and Sidewalks

Four new streets are proposed on the preliminary plat. Two new north/south streets are proposed. Road C on the preliminary plat is generally in alignment with 11<sup>th</sup> Street to the south. Road D is generally in alignment with 13<sup>th</sup> St to the south. Road A on the preliminary plat does not align with any existing streets to the east or west. Road B on the preliminary plat aligns roughly with E Beatrice Ave to the east. Sidewalk installation is required at the time of development of dwellings on each lot.

The city will require street names as listed in the table below on the final plat.

Preliminary Plat Name	Final Name
Road A	E <i>Proper Name</i> Ave
Road B	E Beatrice Ave
Road C	NE 11 <sup>th</sup> Street
Road D	NE 13 <sup>th</sup> Street

## Chapter 154: Subdivisions

### Design Standards

#### 154.15 Relation to Adjoining Street System.

The preliminary plat is serviced by NE 10<sup>th</sup> Street. NE 10<sup>th</sup> Street provides two points of street access for the development. NE 10<sup>th</sup> Street is classified as a major collector in the Hermiston Transportation System



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Plan. All four new streets will be designed as local residential streets. The scope of the development will not change the functional classification NE 10<sup>th</sup> Street providing access. Development will require each internal street to be improved to local residential standards with paving, curb, gutter, sidewalk, and storm drainage. NE 10<sup>th</sup> Street as a major collector street shall be improved to major collector status compliant with Hermiston standard drawing ST09. Improvement to major collector status shall include rebuilding of NE 10<sup>th</sup> Street adjacent to the property frontage to the centerline of the street.

No offset streets are proposed, no street intersection angle varies by more than 10% from a right angle, and streets obviously in alignment with existing streets (E Beatrice Ave, NE 11<sup>th</sup> Street and NE 13<sup>th</sup> Street) will bear the name of the existing street.

### 154.16 Street and Alley Width.

All new streets will have a width of at least 50 feet which meets the minimum requirement for local residential streets. NE 10<sup>th</sup> Street has an existing right of way width of 66 feet, meeting the major collector right of way standard. The street design standards are satisfied.

### 154.17 Easements.

Utility easements of 10 feet in width are provided on all street frontages. ORS 92.044 only permits cities to require utility easements abutting a street. Easement requirements are satisfied.

### 154.18 Blocks.

Block lengths of 607 and 602 feet are proposed. Under 154.17 block length is limited to 600 feet unless the planning commission chooses to require a pedestrian path. 607 feet in length compared to 600 feet in length for the block constitutes a 1.2% deviation from the maximum block length. It is the opinion of staff that the difference between 600 and 607 (or 602) feet is negligible and no pedestrian path connections are required. In order to shorten the block length below 600 feet, a third north/south street would be required, resulting in the elimination of six lots from the development to no identifiable public benefit. Staff recommends that the planning commission find that the block lengths are satisfied.

### 154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19(A) of the Hermiston Code of Ordinances. All side lot lines are at right angles to straight street lines and there are no double frontage lots as required by §154.19(B). All lots are at least 60 feet wide as required by §154.19(C) and no lot has a depth in excess of three times the lot width. All the proposed lots exceed the minimum lot size of 8,000 square feet in the R-1 zone.

There are 12 corner lots in the development. The lot design satisfies the corner requirements of §154.19(D) and (E). §154.19(D) requires corner lots to be able to establish front lot lines on each street frontage and all 12 lots meet this requirement, however, NE 10<sup>th</sup> Street is classified as a major collector street and Lots 1, 17, and 33 shall not establish driveways onto NE 10<sup>th</sup> Street in accordance with the access provisions of §157.150(G)(2) which states *Residential driveways shall be located to optimize intersection operation and, where possible, to access off the street with the lowest functional classification. For example, if a house is located on the corner of a local street and a minor collector, the driveway shall access from the local street as long as it can be located a sufficient distance from the intersection.*



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

## 154.20 Character of Development.

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

## 154.21 Parks, School Sites and the Like

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed development. There is one existing school (Loma Vista Elementary) and one park (Sherman Park) in the neighborhood. Loma Vista Elementary is directly adjacent to the development on the west side of NE 10<sup>th</sup> Street.

## Preliminary Plat

The preliminary plat was filed on December 2, 2025, more than 30 days prior to the February 11 planning commission meeting in accordance with §154.35(A)

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

The following items are not included with the preliminary plat:

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

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

## Required Minimum Improvements

### 154.60 Permanent Markers.

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



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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.

NE 10<sup>th</sup> Street is a partially improved county road with paving but no curb, gutter, or sidewalk adjacent to the development site frontage. NE 10<sup>th</sup> Street shall be rebuilt to centerline to urban major collector standard ST09 for the length of the property frontage. Road A and Road D shall be improved with half street improvements to local residential standard ST11. Road B and Road C shall be fully improved to local residential standard ST11.

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. Water is available through a 12 inch municipal water main in NE 10<sup>th</sup> Street. City public works standards require looping water mains wherever possible. The city engineer has reviewed the preliminary plat and recommends that a looping water main be installed in Road D connecting Roads A and B.

### 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. Sewer is available through a 10 inch sanitary sewer main in NE 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 NE 10<sup>th</sup> Street and striping shall be installed concurrent with NE 10<sup>th</sup> Street improvements.

## **Chapter 157: Zoning**

### 157.025 Low Density Residential Zone (R-1)

All the proposed lots are created in conformance with the requirements of the R-1 zone. All the proposed lots exceed the minimum lot size of 8,000 square feet. All proposed lots are at least 60 feet wide and 80 feet deep. The lot sizes proposed for the development exceed the minimum size required in the R-1 zone



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for single- and two-family dwellings. Uses permitted in the R-1 zone are listed in §157.025 of the Hermiston Code of Ordinances.

## §157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a 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.

## Conditions of Approval

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
3. The property lies within an area subject to potential groundwater pollution hazards due to high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
4. NE 10<sup>th</sup> Street shall be improved to urban major collector status to centerline for the development site frontage (a distance of approximately 423 feet) in accordance with Hermiston standard drawing ST09. On-street bike lane striping is required.
5. A crosswalk shall be installed in NE 10<sup>th</sup> Street connecting Road B to Loma Vista Elementary School. Crosswalk striping is sufficient and additional lighting is not necessary.
6. Roads within the development shall be designated as follows:

Preliminary Plat Name	Final Name
Road A	E <i>Proper Name</i> Ave
Road B	E Beatrice Ave
Road C	NE 11 <sup>th</sup> Street
Road D	NE 13 <sup>th</sup> Street

7. A notation shall be placed on the final plat stating that Lots 1, 17, and 33 shall not access or establish driveways onto NE 10<sup>th</sup> Street. At the discretion of the applicant, a one-foot "No Access" easement may also be created to prevent access to NE 10<sup>th</sup> Street.



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8. 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.
9. A looping water main shall be installed in Road D connecting Roads A and B.

Commissioner Hamm moved and Commissioner Saylor seconded to approve the findings of fact. Motion passed 6-0 with Commissioners Misner, Caplinger, Guerrero, Saylor, Kirkpatrick, and Hamm in favor. Commissioner Saylor moved and Commissioner Hamm seconded to approve the conditions of approval. Motion passed 6-0 with Commissioners Misner, Caplinger, Guerrero, Saylor, Kirkpatrick, and Hamm in favor. Commissioner Kirkpatrick moved and Commissioner Misner seconded to approve the preliminary plat with the conditions of approval. Motion passed 6-0 with Commissioners Misner, Caplinger, Guerrero, Saylor, Kirkpatrick, and Hamm in favor.

### **Final Plat Diamond Run Phases 2 & 3 Middle Housing Land Division Home Run Land LLC 4N2812BB Tax Lots 300 & 502**

Planning Director Spencer presented the staff report. The number of lots in the subdivision will increase from 77 to 137, with no increase to the legal density.

#### **Testimony**

Lloyd Piercy 33927 Riverview Dr- Mr. Piercy appreciates the consideration and work that has been done on this project. He desires to provide a high-quality house at an affordable price and feels people are happy to own their home instead of paying rent.

Commissioner Hamm moved and Commissioner Kirkpatrick seconded to approve the final plat subject to the conditions of approval dated December 31, 2025. Motion passed 6-0 with Commissioners Misner, Caplinger, Guerrero, Saylor, Kirkpatrick, and Hamm in favor.

### **Final Plat Anderson 4N2815AB Tax Lots 13300 & 13400 625 W Division/610 W Johns Ave**

Planning Director Spencer presented the staff report. This replat adjusts the lot line between two lots in different subdivisions. The preliminary plat approval condition has been met and there are no conditions of approval.

Commissioner Hamm moved and Commissioner Saylor seconded to approve the final plat. Motion passed 6-0 with Commissioners Misner, Caplinger, Guerrero, Saylor, Kirkpatrick, and Hamm in favor.

#### **Planner comments and unscheduled communication**

Planning Director Spencer invited the commissioners to the Joint Work Session of the council and commission on March 9 to review the draft Transportation System Plan updates.

The foresight of the NE 10<sup>th</sup> St Subdivision engineers to inquire about lowering the sewer line installed as part of the elementary school to allow future development to gravity to the line is appreciated.

There was brief discussion of the SE 10<sup>th</sup> St bridge rebuild timeline, the marketing of the Prairie Meadows property, and the successful completion of the UGB expansion.

#### **Adjournment**

Chairman Fialka adjourned the meeting at 7:36PM.



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of March 11, 2026

**Title/Subject**

Restoration of Nonconforming Use – 4N2810DA Tax Lot 10900 Larkin 205 SW 3<sup>rd</sup> St

**Summary and Background**

Diane Larkin has submitted an application for the restoration of a non-conforming use for property located at 205 SW 3<sup>rd</sup> St. The property was originally constructed as a single-family residence and subsequently converted to a commercial use, specifically a salon. The applicant requests that the city permit the conversion of the salon back to a dwelling.

The subject property is a 5,200 square foot lot at the southeast corner of SW 3<sup>rd</sup> Street and W Locust Ave. There are existing commercial buildings to the north, east, and south. The area to the west is mixed commercial and residential however, all of the buildings to the west were constructed as single-family dwellings and some have converted to commercial use. Beyond the immediately adjacent commercial uses on the west side of SW 3<sup>rd</sup> Street, the remainder of the land to the west is single-family residential. The neighborhood in general is mixed commercial/residential. The commercial zoning extends from Highway 395 to the east to SW 4<sup>th</sup> Street. Beyond SW 4<sup>th</sup> Street, the land becomes Medium-High Density Residential (R-3). The property also lies within the Downtown Urban Renewal District.

The Hermiston Code of Ordinances contains provisions protecting existing residences within commercial zones. A residence is protected by §157.041(E(3) which states, *“Where there are existing residential dwellings, they and their accessory uses may be maintained, expanded or reconstructed in conformance with the development standards of the R-3 zone.”* However, this structure fell out of use as a residence and became a compliant use thus falling under the restoration of use provisions for non-conforming uses in §157.194 which states, *“If a nonconforming use involving a structure or property is discontinued from active use for a period of one year, any subsequent use of the property or structure shall be a conforming use, unless otherwise approved by the Planning Commission through the conditional use process.”* Although a residence may be continued and rebuilt or expanded as an outright use, the residence is still considered a non-conforming use. Once the residential structure converts from a residence to a conforming commercial use, there is only one year to change back to a residence. If the owner wishes to convert back to a residence, a public hearing is required.

The planning commission granted a request to convert a commercial use back to a residence for property located at 525 E Hurlburt Ave in 2021.

The text of §157.194 provides the guarantee of the right to petition the city to change a pre-existing residential structure which has been converted to commercial use back to a residential use. The planning commission will consider the request subject to the process for a conditional use permit. However, the text does not state that the approval criteria for a conditional use permit are in effect, merely the process which is a quasi-judicial process in the code. Therefore, staff recommends and the planning commission has previously agreed that the standards for the alteration of a non-conforming use are the governing criteria. The discontinuance and restoration of non-conforming uses are governed within the non-conforming use provisions in §157.190 through 157.196. The criteria to grant or deny are contained in §157.195.

### **157.195 CRITERIA TO GRANT OR DENY**

When reviewing any request to alter or restore a nonconforming use, it shall be determined that all of the following are found to exist:

- A) The nature and character of the proposed use are substantially the same;
- B) There is no material difference in the quality, character or degree of use; and
- C) The proposed use will not prove materially adverse to surrounding properties.

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

N/A

### **Fiscal Information**

There is no financial impact to the city. The property has an assessed value of \$261,000. Approximately \$1,770 in property taxes are collected for the city annually.

### **Alternatives and Recommendation**

#### **Alternatives**

The planning commission may choose to:

- Approve the restoration of the nonconforming use and permit the change in occupancy to a residential dwelling.
- Deny the restoration of the nonconforming use and deny the change in occupancy to a residential dwelling.

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

The neighborhood is a transitional neighborhood and this property specifically sits at a transition point between commercial and residential uses. The site has successfully operated as a commercial property for over a decade. However, attempts to market the property commercially have been unsuccessful for over a year and there have been inquiries as to its suitability for residential use. The site itself is not large enough to develop into a large commercial use and is landlocked by the large scale Bi-Mart building to the east and a strip mall to the south. In the absence of significant commercial development pressure, staff recommends restoring the residential use of the property.

Motion to approve the restoration of a non-conforming use, allowing residential occupancy at 205 SW 3<sup>rd</sup> Street, pursuant to any improvements required by Oregon State Building Codes for residential dwellings.

**Submitted By:**

Clinton Spencer, Planning Director

**EXHIBIT A****Findings of Fact for Larkin Restoration of Nonconforming Use****March 11, 2026****205 SW 3<sup>rd</sup> St****The nature and character of the proposed use are substantially the same.**

1. The existing structure was constructed as a dwelling in 1946. At the time the dwelling was built, Hermiston did not have zoning but the dwelling was constructed in a predominantly residential neighborhood and on a street frontage which was predominantly residential.
2. After rezoning to commercial the interior of the building was remodeled to accommodate a commercial salon.
3. No changes to the exterior of the building were made.

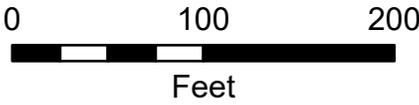
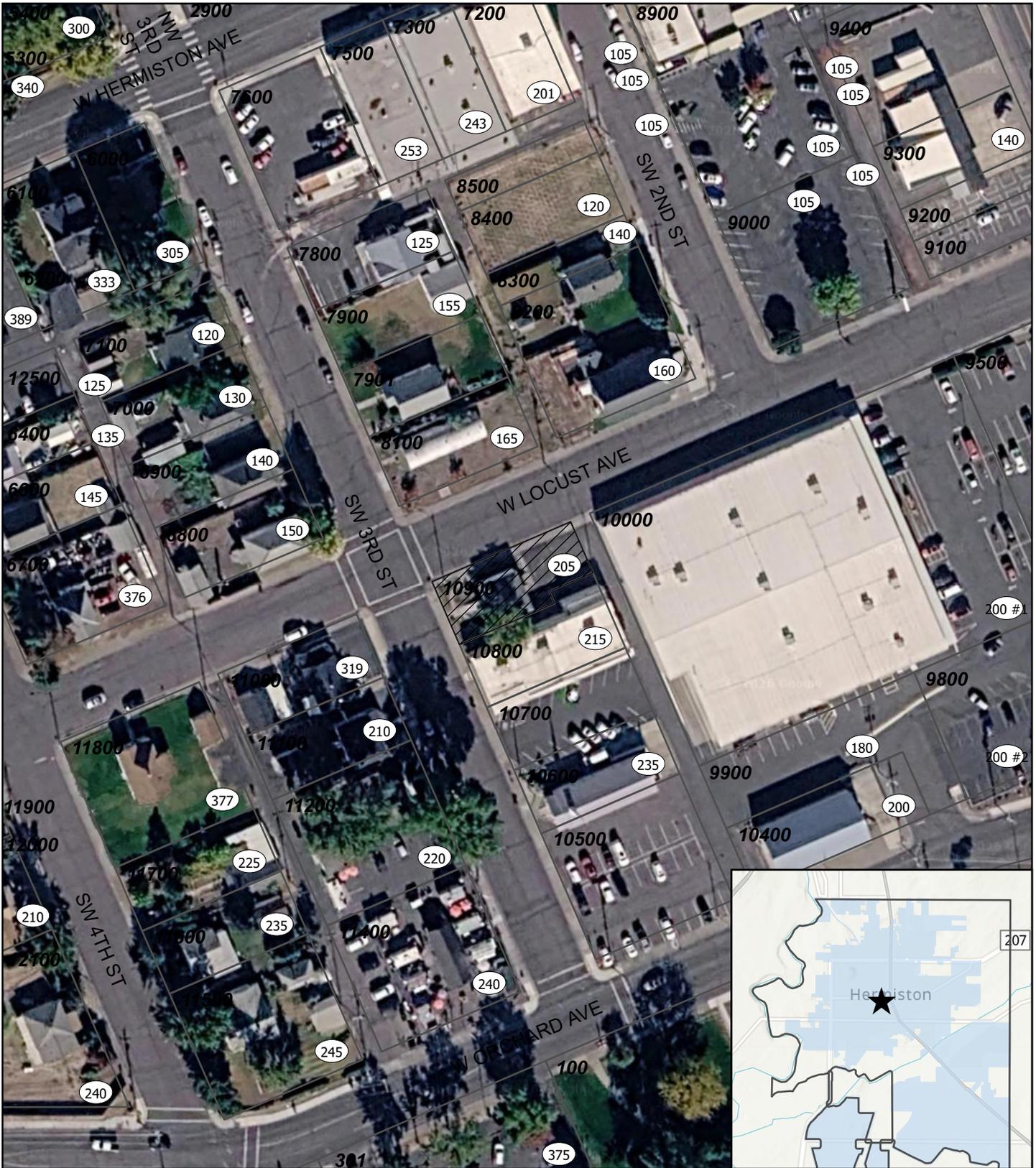
**There is no material difference in the quality, character or degree of use.**

4. There is no change to the overall size of the existing structure.
5. Use as a residential dwelling will produce fewer daily trips than the previous commercial use. A residential dwelling will produce fewer pedestrian and vehicle trips than a commercial use.
6. With no changes proposed to the exterior of the structure, there is no change in the character or degree of use.

**The proposed use will not prove materially adverse to surrounding properties.**

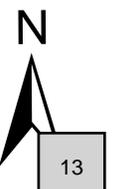
7. The current structure sits on a block with a strip mall, a church, and a parking lot on the east side of the street, as well as residential structures that have been converted to commercial use on the west side of the street.
8. A residential dwelling is compatible with the character of the neighborhood between W Hermiston Ave and W Orchard Ave.
9. Restoration of a dwelling on this site does not preclude or prevent future commercial development on the site, nor on surrounding properties as the downtown commercial market changes in the future.





Legend

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



## CITY OF HERMISTON

APPLICATION TO ALTER A NONCONFORMING  
USE OR STRUCTURE

Alterations to nonconforming uses or structures will be processed as minor variances for alterations of less than 10% of the gross building volume and as conditional uses for alterations of more than 10% of the gross building volume. Please refer to the conditional use and variance sections of the City of Hermiston Developer=s Handbook for additional information regarding the application process. Pursuant to 157.192 of the Hermiston Code of Ordinances, application is hereby made to make alterations to the following described nonconforming use and/or structure:

cut loose inc 4@gmail.com

Applicant's Name: Diane Larkin Date: \_\_\_\_\_  
 Address: 79246 Pivot Lane Hermiston Ore 97138 Phone: (Daytime) 5415712447  
 Property Owner(s) Name (If Different): Diane Larkin  
 Address: 205 SW 39 Hermiston Ore 97138 Phone: 5415712447 (Daytime)  
 Legal Description of Property: Assessor=s Map No: 4N2810DA Tax Lot No: 10900  
 Comprehensive Plan Designation: C Zoning Designation: C1  
 Current Use of Property: previous salon  
 Request to Allow: turn back to residential dwelling

**IMPORTANT!** Oregon's Land Use Planning Laws and 157.195 of the Hermiston Code of Ordinances require findings of facts with regard to requests for conditional uses and alterations to nonconforming uses and structures. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will help you to make findings and evaluate the merits of your request. The chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

1. Please explain how the nature and character of the proposed use are substantially the same:

The existing structure was constructed as a dwelling in 1946. After rezoning to commercial the interior of the building was remodeled to accommodate a commercial salon. No changes to the exterior of the building were made.

2. Please explain how there is no material difference in the quality, character or degree of use:

There is no change to the overall size of the existing structure. Use as a residential dwelling will produce fewer daily trips than the previous commercial use. A residential dwelling will produce fewer pedestrian and vehicle trips than a commercial use.

with no changes ~~to the~~ proposed to the exterior of the structure. There is no change in the character or degree of use.

3. Please explain how the proposed use will not prove materially adverse to surrounding properties:

the residential dwelling is compatible with the character of the street development between 3rd and Hermiston Ave and 3rd and Orchard.

**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: Diane Parker Date: 2/11/26

**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: 2-13-26 Received By: AKM Meeting Date: 3-11-26  
 Fee (Circle One): 800.00 / \$475.00 Date Paid: 2-13-24 Receipt No: 7-00000365

The proposed request is \_\_\_\_\_ less than/ X greater than 10% of the gross building volume.





Patricia Lynn Gutierrez  
155 SW 3rd Street  
Hermiston, OR 97838

March 2, 2026

City of Hermiston – Planning and Zoning Department

To whom it may concern:

I am writing in strong support of the proposed rezoning of Diane Larkin's property at the corner of 3rd and Locust Streets from commercial to residential. As the current resident at the address above—and the only residential property on this side of the street—I have observed increasing foot and vehicle traffic, including a greater presence of unhoused individuals. While Ms. Larkin maintains her property well, its vacancy leaves it vulnerable to vandalism, particularly as warmer weather brings more activity near the bus stop and surrounding blocks.

Converting the property to a personal residence or short-term rental would provide a stable presence, strengthen neighborhood safety, and positively contribute to the character of the area. It is an excellent location for residential use and would be far better utilized as a home than as an unused commercial space.

Thank you for your consideration. I strongly support rezoning the property to residential use.

Sincerely,

A handwritten signature in black ink that reads "Patricia Lynn Gutierrez". The signature is written in a cursive style with a large, sweeping flourish at the end.

Patricia Lynn Gutierrez

To whom it may concern,

My name is Krickett Mabe, and I am a resident of Hermiston. I am writing this letter in support of Diane Larkin's request to rezone her current building on the corner of SW 3<sup>rd</sup> St. and W Locust Ave. As I currently live at 140 SW 2<sup>nd</sup> St. I have firsthand knowledge of the current state of the area in question. I have been at my current address for several years and have been aware of Diane's space when it was her salon and also currently as it sits vacant. I also am a longtime member of The Solid Rock Community Church which sits at 160 SW 2<sup>nd</sup> St. and also owns 120 SW 2<sup>nd</sup> St. As a resident and ongoing church member we have had growing concern over the area becoming such a high traffic area for the houseless members in our city. As a church member we made the tough decision this past year to make our properties a no trespass area because of the consistent and continued unauthorized entry to private areas on the properties. Also as a resident, I have continuing issues with people loitering on the property, getting into garbage cans, leaving garbage everywhere, turning on faucets and leaving water running, and even using the area behind the church, the side yard and alleyway as a bathroom area. It is an ongoing and pressing issue that is both frustrating, disheartening, and sometimes expensive. I understand there is an underlying issue that needs to be addressed and this is not the platform for that. Compounding the issues are that we have had a significant increase in the amount of foot traffic due to the added placement of several bus stops to the corner of SW 2<sup>nd</sup>. It has made it difficult to handle the amount of people loitering in the corners and areas as they wait for an upcoming bus. I only bring these issues to the forefront as another reason I support Diane in her quest to make sure her property is safe, secure and occupied. We all know a vacant property is a magnet for various forms of unwanted, undesirable, and troublesome attention, turning them from a valuable asset into a significant liability if left vacant and unmonitored. Diane works hard to ensure that her property is well lit, clean and open and monitored well.

In conclusion, I truly believe that Diane's commitment to this property has already been proven through her diligent maintenance. Granting this rezoning will provide her with the necessary tools to keep her property safe, secure, and thriving despite the challenges of increased foot traffic. I fully stand behind her quest and hope you will consider this proposal as a positive impact to the area. Hermiston is showing huge amounts of growth over the last few years and an occupied property will bring more value to the area than an empty property. Thank you for your consideration.

Krickett Mabe





*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of March 11, 2026

**Title/Subject**

Final Plat- Upland Meadows Phases 3 & 4 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 3 and 4 of the Upland Meadows subdivision. The planning commission preliminarily approved this 12-phase subdivision at their January 10, 2024, meeting. Phases 3 and 4 includes forty single and two-family lots ranging in size from 6,000 to 7,281 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, 7 of which are applicable to the final plat for phases 3 & 4. 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 requirement 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 map showing the property boundary and adjacent streets is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D.

**Tie-In to Council Goals**

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

**Fiscal Information**

The forty R-3 lots will result in forty new housing units with an average price range of \$350,000 to \$475,000. At full build-out Phases 3 & 4 will generate a total of approximately \$81,520 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



AKS ENGINEERING &amp; FORESTRY, LLC

2245 ROBERTSON DRIVE

RICHLAND, WA 99354

(509) 905-0219

January 23, 2026

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

**RE: Final Plat Application – Upland Meadows Phases 3 and 4**

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 3 and 4. 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, 2024 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 3 and 4 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 Maple Brook Avenue (Road 3) and E Colby Avenue (Road 4) running east/west. NE 9<sup>th</sup> Place is shown running north/south. 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 10<sup>th</sup> Street. Although no access to NE 10<sup>th</sup> Street is proposed, the 60 feet of frontage for NE 10<sup>th</sup> 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 3 and 4 are located in the center of the project. NE 10<sup>th</sup> Street is located at the north end of the project. Phases 3 and 4 do not front NE 10<sup>th</sup> Street; therefore, the condition does not apply to Phases 3 and 4. However, the condition can be met when future phases along NE 10<sup>th</sup> Street are constructed.

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:** Phases 3 and 4 are located in the center of the project. E Theater Lane is located along the south end of the project. Phases 3 and 4 do not front E Theater Lane; therefore, the condition does not apply to Phases 3 and 4. However, the condition can be met when future phases along E Theater Lane are constructed.

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

**Response:** Phases 3 and 4 are located in the center 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 3 and 4. 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:** Phases 3 and 4 are located in the center of the project. E Theater Lane is located along the south end of the project. Phases 3 and 4 do not front E Theater Lane; therefore, the condition does not

apply to Phases 3 and 4. However, the condition can be met when future phases along E Theater Lane develop.

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**

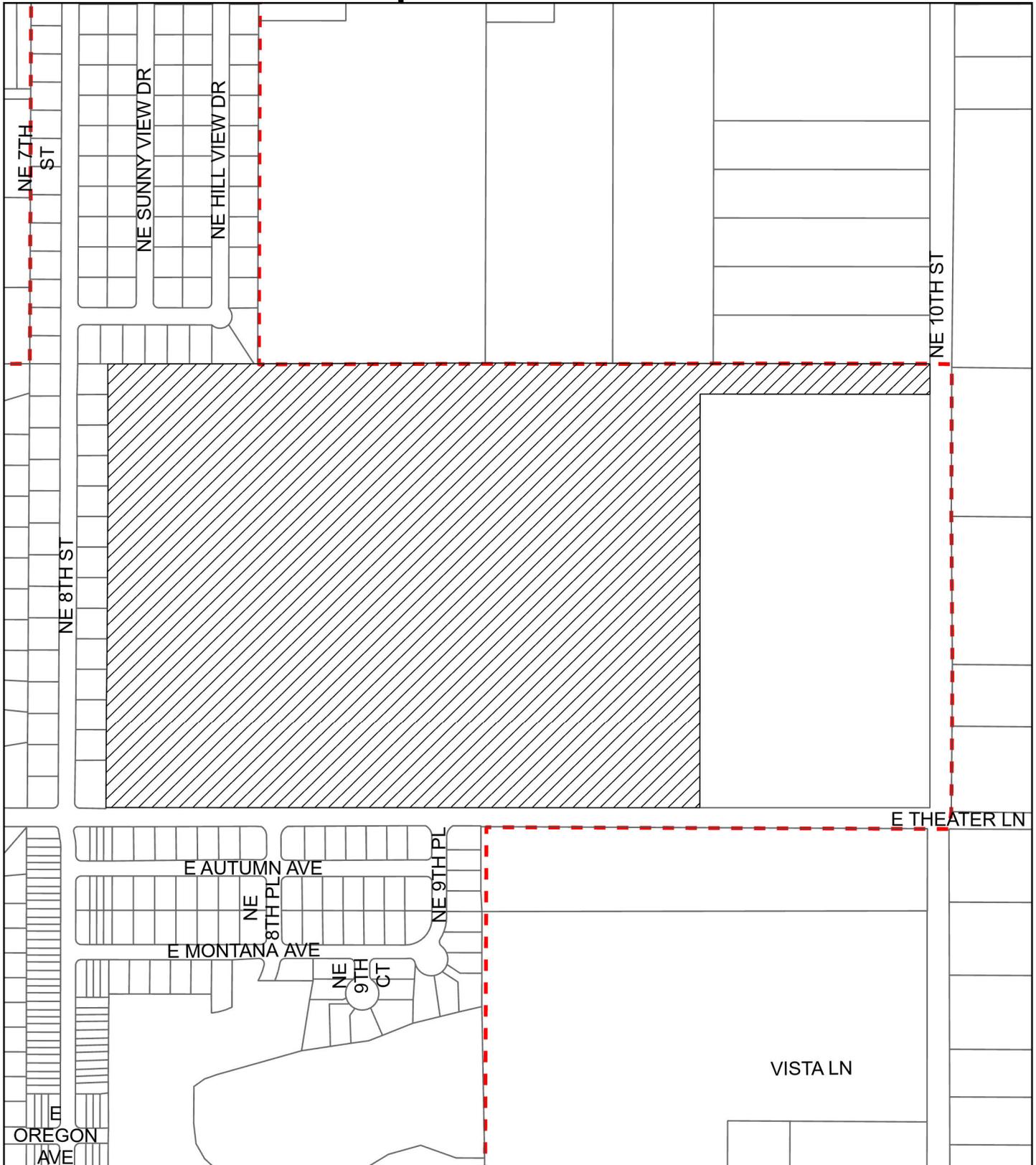


Joey Shearer, AICP  
2245 Robertson Drive  
Richland, WA 99354  
(509) 905-0219 | [shearerj@aks-eng.com](mailto:shearerj@aks-eng.com)

**Attachments:**

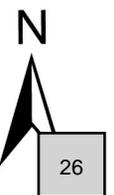
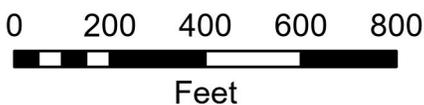
Exhibit A – Final Plat Review Form  
Exhibit B – Final Plat  
Exhibit C – Narrative  
Exhibit D – Preliminary Plat Approval Letter

# Notice of Proposed Land Use Action



Legend

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

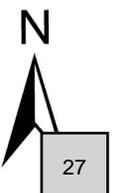
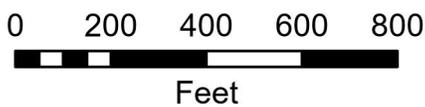


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-  Urban Growth Boundary



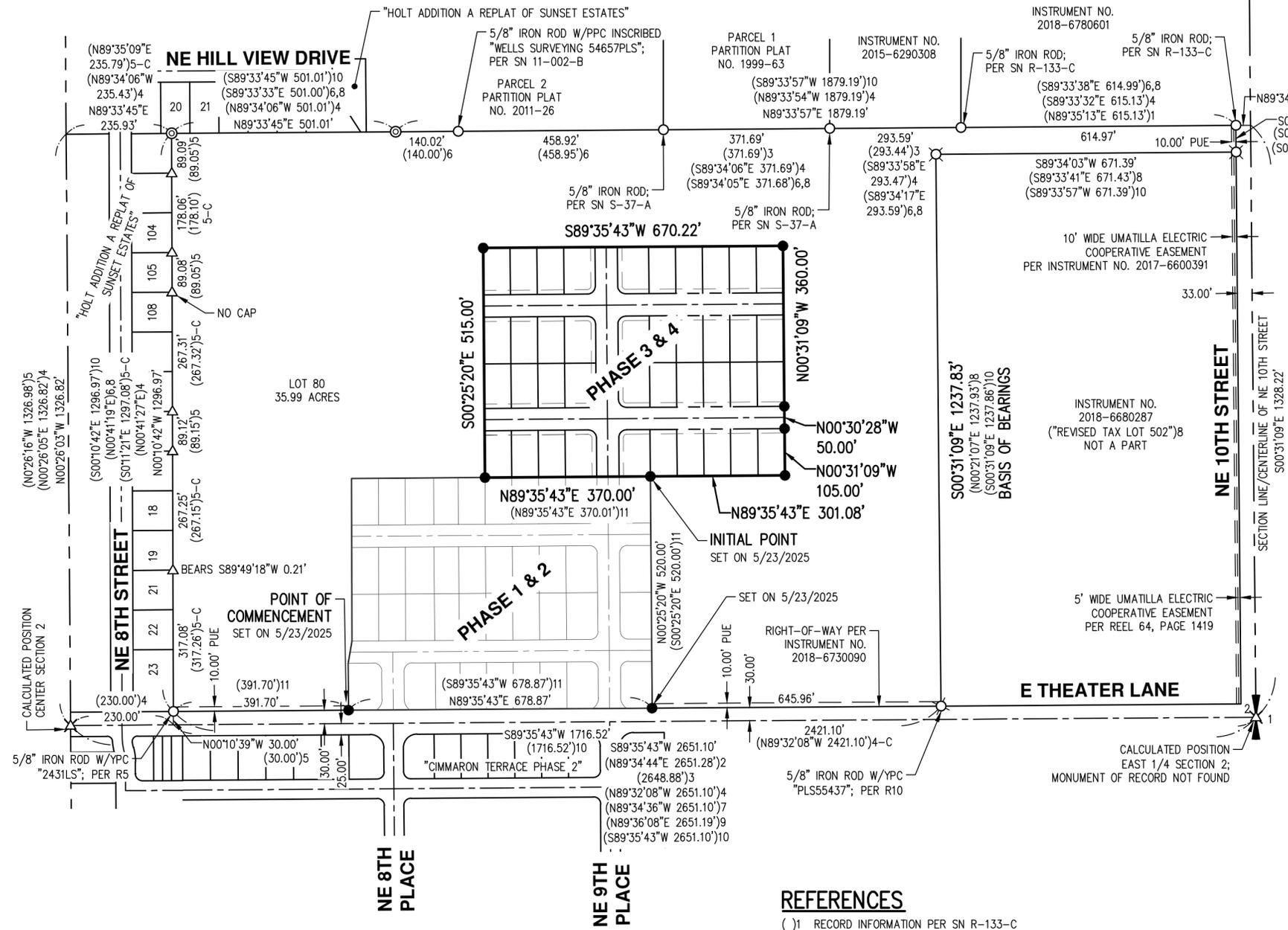
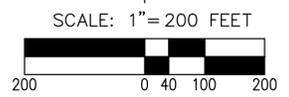
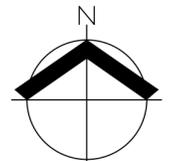
Geophex Surveys Ltd., Maxar

# UPLAND MEADOWS PHASE 3 AND 4

LYING IN A PORTION OF LOT 40, UPLAND MEADOWS PHASE 1 AND 2, LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

PREPARED FOR

MONTE VISTA HOMES  
389 SW SCALEHOUSE COURT SUITE 110  
BEND, OREGON 97702



### PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF SET FORTH IN CITY OF HERMISTON PLANNING DEPARTMENT LETTER DATED JANUARY 16, 2024.
2. 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.
3. THIS PLAT IS SUBJECT TO CONDITIONS, RESERVATIONS, EXCEPTIONS AND OTHER OUTSTANDING RIGHTS PER INSTRUMENT NO. 2016-6460006.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 40, UPLAND MEADOWS PHASE 1 AND 2, 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: XX/XX/2025 UNLESS NOTED OTHERWISE
- 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

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
- (11) RECORD INFORMATION PER "UPLAND MEADOWS PHASE 1 & 2" BOOK 18, PAGE 56

### SHEET INDEX

- SHEET 2 PLAT BOUNDARY, NARRATIVE, LEGEND, REFERENCES, PLAT NOTES
- SHEET 3 LOTS 40-47 & 58-69, LEGEND, CURVE TABLE
- SHEET 4 LOTS 48-57 & 70-79, LEGEND, CURVE TABLE
- SHEET 5 APPROVALS, DECLARATION, ACKNOWLEDGEMENT, SURVEYOR'S CERTIFICATE

UPLAND MEADOWS SUBDIVISION	
JOB NAME:	UPLAND MEADOWS SUBDIVISION
DATE:	01/26/2026
JOB NUMBER:	11636
DRAWN BY:	GCM
CHECKED BY:	JRL
DRAWING NO.:	11636PLAT PH3&4

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



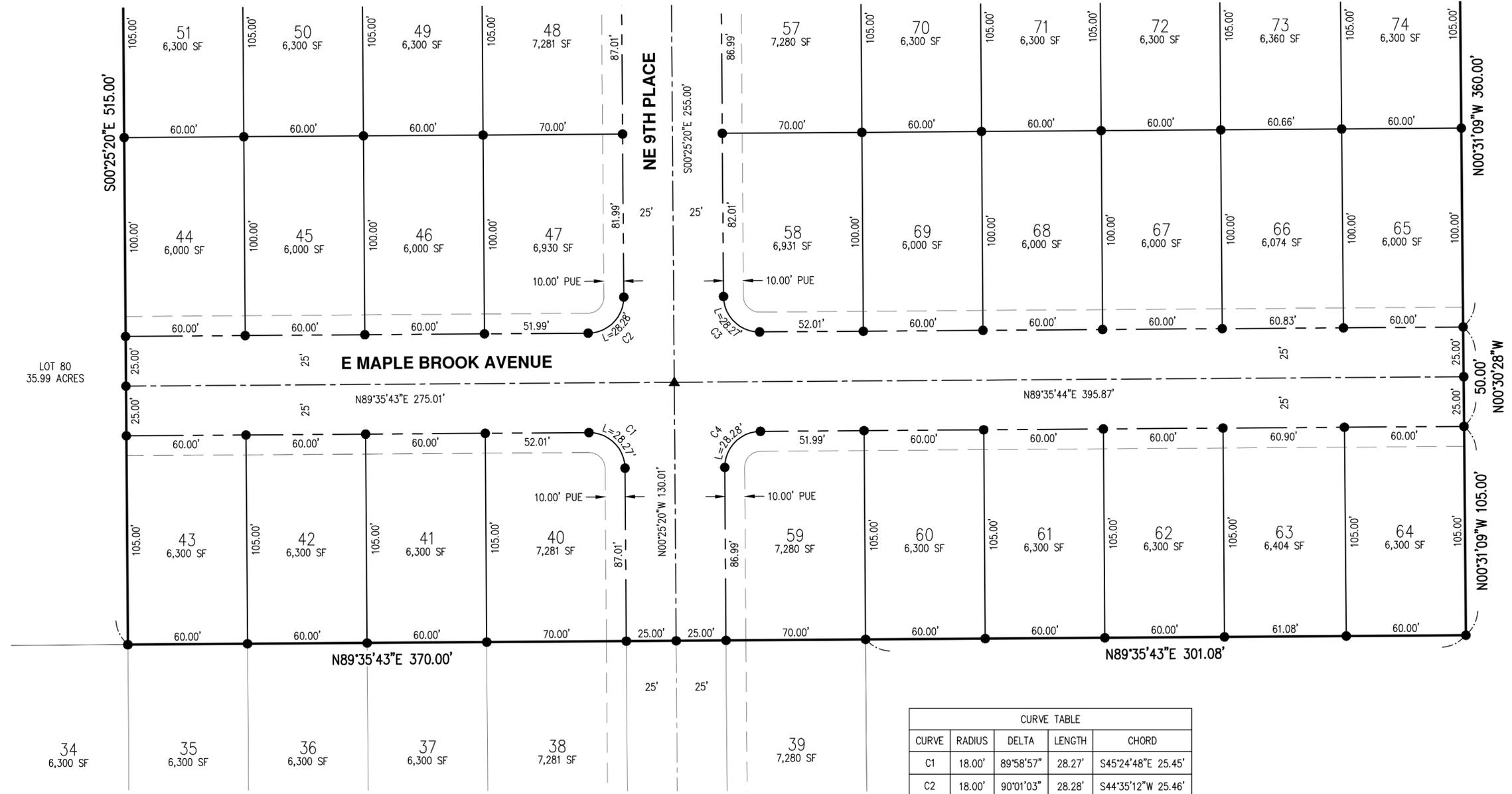
ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

# UPLAND MEADOWS PHASE 3 AND 4

LYING IN A PORTION OF LOT 40, UPLAND MEADOWS PHASE 1 AND 2, LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

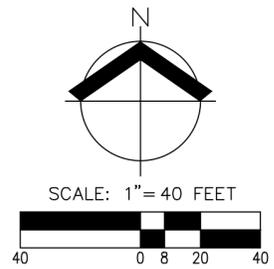
**PREPARED FOR**  
 MONTE VISTA HOMES  
 389 SW SCALEHOUSE COURT SUITE 110  
 BEND, OREGON 97702

CONTINUED ON SHEET 4



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C2	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C3	18.00'	89°58'57"	28.27'	N45°24'48"W 25.45'
C4	18.00'	90°01'03"	28.28'	N44°35'11"E 25.46'

- LEGEND**
- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."  
SET ON: \_\_\_/\_\_\_/2026 UNLESS NOTED OTHERWISE
  - ▲ 3" BRASS DISK INSCRIBED "AKS ENGR."  
SET ON: \_\_\_/\_\_\_/2026
  - PUE PUBLIC UTILITY EASEMENT
  - SF SQUARE FEET



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

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 2245 ROBERTSON DR  
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**PREPARED FOR**

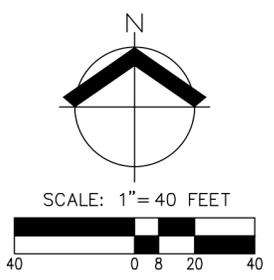
MONTE VISTA HOMES  
389 SW SCALEHOUSE COURT SUITE 110  
BEND, OREGON 97702

LOT 80  
35.99 ACRES



CONTINUED ON SHEET 3

- LEGEND**
- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."  
SET ON: \_\_\_/\_\_\_/2026 UNLESS NOTED OTHERWISE
  - ▲ 3" BRASS DISK INSCRIBED "AKS ENGR."  
SET ON: \_\_\_/\_\_\_/2026
  - PUE PUBLIC UTILITY EASEMENT
  - SF SQUARE FEET



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C6	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C7	18.00'	89°58'57"	28.27'	N45°24'48"W 25.45'
C8	18.00'	90°01'03"	28.28'	N44°34'57"E 25.46'

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  
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RENEWS: 12/31/26

UPLAND MEADOWS  
SUBDIVISION

JOB NAME: UPLAND MEADOWS  
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*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
 For the Meeting of March 11, 2026

**Title/Subject**

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

**Summary and Background**

Bob English of Survey One LLC has submitted a final plat for phase two of Henry K's Addition. The preliminary plat of this second phase of the subdivision was approved by the planning commission in May of 2025 for 47 lots. The final plat submitted has reduced the total number of lots in this phase to 29. The phase consists of 28 single and two-family lots ranging in size from 6,000 to 16,569 square feet and one 4 acre lot reserved for a future development application. Twenty-four of the lots in this phase are zoned Medium-High Density Residential (R-3). Five lots in this phase are zoned Medium Density Residential (R-2). Henry K's Phase 1 Lots 32 & 33 are included in this replat and have been renumbered to Phase 2 Lots 60 and 61. Lot 60 is zoned R-2 and Lot 61 is zoned Outlying Commercial (C-2).

The planning commission's approval of the preliminary plat was subject to 10 conditions of approval, all of which are applicable to the final plat. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances, governing final plat preparation.

Work is ongoing within the subdivision. Installation of public improvements is actively underway and the developer wishes to obtain approval of the plat prior to completion and acceptance of the civil improvements. This request is permissible under the city code. 154.61 of the Hermiston Code of Ordinances, relating to construction of general improvements, allows a developer to post a letter of credit or bond as a condition of approval to the final plat and receive the plat for recording with the understanding that no certificates of occupancy will be issued with the development until all public improvements are accepted. The developer and city are working to complete the development agreement and the city will receive a letter of credit for the improvements.

**Tie-In to Council Goals**

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

**Fiscal Information**

The twenty-nine R-3 lots will result in twenty-eight new housing units with an average price of \$375,000. Each housing unit will produce an average of \$2,576 in municipal tax revenue. The net result is approximately \$75,704 in tax revenue to the city at full build-out.

### **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

## EXHIBIT A

### Conditions of Approval & Final Plat Requirements

#### Henry K's Phase 2 Subdivision

March 11, 2026

The preliminary plat was approved on May 14, 2025, subject to the following conditions of approval. The status of each condition is denoted below..

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 has been drafted and will be executed by the developer and city prior to signing the final plat. Improvement installation is ongoing. The developer has submitted a letter of credit in the amount of \$297,610 which the city engineer agrees will cover 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 C

- shall be labeled as a named street on the final plat with a SE prefix and Court suffix. **Finding: Road C is designated as SE Alexander Ct on the final plat as required.**
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. **Finding: This condition will remain in effect following plat approval. It is unlikely that hazardous chemical storage will be a factor in residential development.**
  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. **Finding: Lot numbering has changed since the preliminary plat approval. The notation for access restriction is incorrectly shown on the final plat. The access restriction for Lots 46 and 57 shall be added by the surveyor prior to the city signing the final plat.**
  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. **Finding: The city finance department has established a reserve account to assign these funds at the time of permit issuance and collection will begin upon start of housing construction.**
  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. **Finding: This condition remains in effect during all phases of construction.**
  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. **Finding: The approved civil plans reflect the required bike lane**

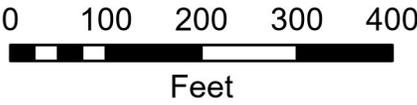
**striping. As paving occurs, this striping will be added as shown on the plans.**

#### 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. **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**



Legend

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



PRELIMINARY FOR REVIEW ONLY

PRELIMINARY FOR REVIEW ONLY



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

### HENRY K'S ADDITION PHASE 2

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

#### SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., TO PERFORM A REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE I, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.  
LOTS 32 AND 33 OF PHASE I ARE JUST RENUMBERED, AND NO CONFIGURATION CHANGES MADE. I HELD MONUMENTS FROM HENRY K'S ADDITION PHASE I, AND THE CENTERLINE OF SE 10TH STREET AS BASIS OF BEARING.  
THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.  
I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

**ROBERT D. ENGLISH**  
ROBERT D. ENGLISH, ORPLS43406LS

#### SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE I, TO THE CITY OF HERMISTON, UMATILLA COUNTY, STATE OF OREGON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

**ROBERT D. ENGLISH**  
ROBERT D. ENGLISH, ORPLS 43406LS

SHEET INDEX	
PAGE 1	OVERALL REPLAT
PAGE 2	DETAIL LOTS 30-61
PAGE 3	SIGNATURES

- LEGEND**
- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
  - ⊙ FOUND BRASS CAP AS NOTED.
  - ⊙ FOUND PHASE I MONUMENT.
  - ⊙ FOUND MONUMENT, AS NOTED.
  - X CALCULATED POINT - NOTHING FOUND OR SET.
  - XXX(R#) RECORD AND REFERENCE TO SURVEY
  - PROPERTY LINE
  - - - NEW 10' PUE EASEMENT, NEW 20'SS EASEMENT AS NOTED
  - - - EXISTING 10' PUE EASEMENT

SURVEYOR'S NOTE: AS SPECIFIED BY THE CITY OF HERMISTON LOT 1 SHALL NOT ACCESS SE 10TH STREET AND LOTS 6 & 28 SHALL NOT ACCESS SE COLUMBIA DRIVE.

PRELIMINARY FOR REVIEW ONLY

PRELIMINARY FOR REVIEW ONLY

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

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
**ROBERT D. ENGLISH**  
OREGON JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH 43406LS  
RENEWAL DATE: 12/31/27

DATE: 01/10/26	DWN.BY: RDE	REPLAT FOR: <b>HERMISTON HOMEWORKS</b> PO BOX 833 / 469 COTTONWOOD DR. HERMISTON, OREGON 97838
SCALE: 1"=250'	CHK. BY: RDE	
JOB NO. 2025-068	REV.DATE: 03/02/26	<b>SURVEY ONE,LLC</b> P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. HENRYKSPHASE2.DWG		

PRELIMINARY FOR REVIEW ONLY

# UMATILLA COUNTY HENRY K'S ADDITION PHASE 2

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

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**ROBERT D. ENGLISH**  
ROBERT D. ENGLISH, ORPLS43406LS

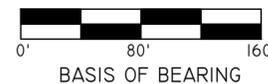
PRELIMINARY FOR REVIEW ONLY

CURVE#	LENGTH	RADIUS	DELTA	LONG CH BRG	LONG CH
C55	4.55'	147.00'	1°46'25"	N0°51'44"W	4.55'
C56	19.30'	153.00'	7°13'36"	S2°43'38"E	19.29'
C57	60.00'	153.00'	22°28'08"	S17°34'31"W	59.62'
C58	70.00'	153.00'	26°12'50"	S41°54'59"W	69.39'
C59	134.11'	125.00'	61°28'21"	N29°50'10"E	127.77'
C60	104.07'	97.00'	61°28'21"	N29°50'58"E	99.15'
C61	14.86'	153.00'	5°33'47"	S57°48'18"W	14.85'
C62	27.15'	528.00'	2°56'46"	S62°03'34"W	27.15'
C63	35.46'	528.00'	3°50'51"	S65°27'22"W	35.45'
C64	23.78'	500.00'	2°43'31"	N61°56'57"E	23.78'
C65	35.50'	500.00'	4°04'06"	N65°20'45"E	35.49'
C66	31.42'	20.00'	90°00'00"	S74°24'49"W	28.28'
C67	33.79'	20.00'	96°47'37"	N18°58'49"W	29.91'
C68	20.61'	14.00'	84°20'31"	S12°45'27"W	18.80'
C69	77.44'	57.00'	77°50'20"	S16°00'32"W	71.62'
C70	36.01'	57.00'	36°11'40"	S41°00'27"E	35.41'
C71	25.38'	57.00'	25°30'40"	S71°51'37"E	25.17'
C72	25.00'	57.00'	25°07'47"	N82°49'09"E	24.80'
C73	38.50'	57.00'	38°41'59"	N50°54'16"E	37.77'
C74	31.00'	57.00'	31°09'39"	N15°58'27"E	30.62'
C75	29.65'	57.00'	29°48'26"	N14°30'36"W	29.32'
C76	191.60'	6112.12'	1°47'47"	S47°05'44"W	191.59'
C77	24.19'	39100.91'	0°02'08"	S45°58'05"W	24.19'

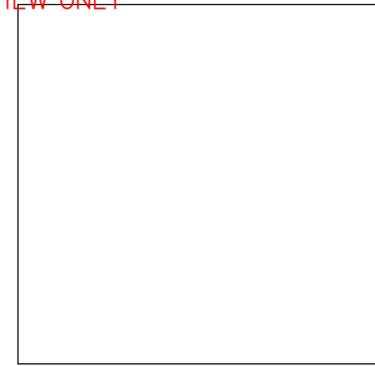
LINE #	LENGTH	DIRECTION
L66	43.43	N35° 54' 29"W
L67	51.39	N08° 38' 09"W
L68	70.07	S06° 12' 31"E
L69	10.00	S00° 53' 10"E
L74	59.52	N00° 53' 10"W
L75	32.40	N37° 25' 59"E



SCALE 1"=80'



BASIS OF BEARING



UMATILLA COUNTY RECORDS

### LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND BRASS CAP AS NOTED.
- ⊙ FOUND PHASE I MONUMENT.
- ⊙ FOUND MONUMENT, AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - NEW 10' PUE EASEMENT, NEW 20'SS EASEMENT AS NOTED
- EXISTING 10' PUE EASEMENT

### SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE I, TO THE CITY OF HERMISTON, UMATILLA COUNTY, STATE OF OREGON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

**ROBERT D. ENGLISH**  
ROBERT D. ENGLISH, ORPLS 43406LS

PAGE 2 OF 3

PRELIMINARY FOR REVIEW ONLY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**ROBERT D. ENGLISH**

OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS

RENEWAL DATE: 12/31/27

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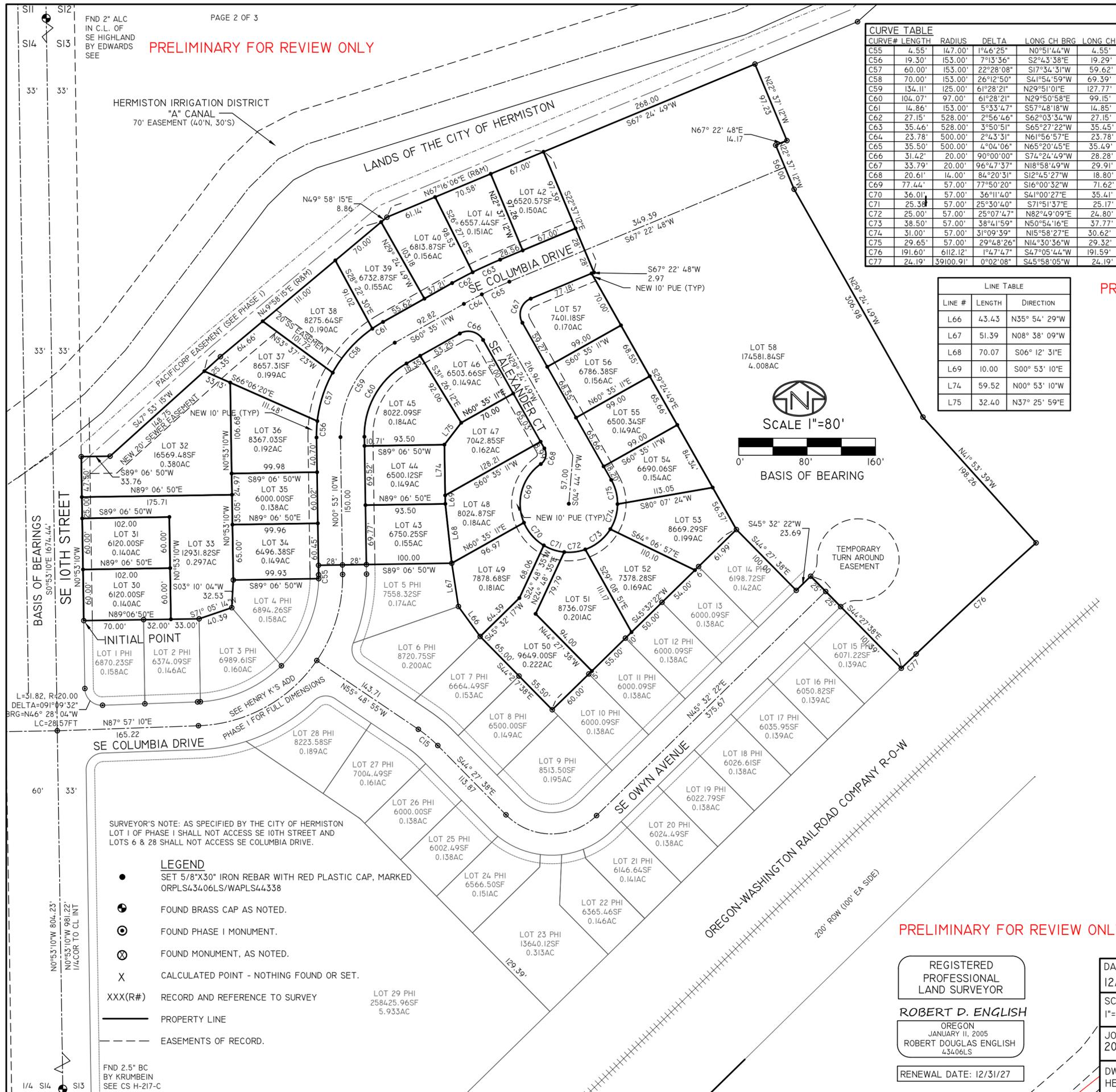
SCALE:  
1"=80'

JOB NO.  
2025-068

DWG NO.  
HENRYKSPHASE2.DWG

REPLAT FOR:  
**HERMISTON HOME WORKS**  
PO BOX 833 / 469 COTTONWOOD DR.  
HERMISTON, OREGON 97838

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



SURVEYOR'S NOTE: AS SPECIFIED BY THE CITY OF HERMISTON LOT 1 OF PHASE I SHALL NOT ACCESS SE 10TH STREET AND LOTS 6 & 28 SHALL NOT ACCESS SE COLUMBIA DRIVE.

### LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND BRASS CAP AS NOTED.
- ⊙ FOUND PHASE I MONUMENT.
- ⊙ FOUND MONUMENT, AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - EASEMENTS OF RECORD.

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

UMATILLA COUNTY

### HENRY K'S ADDITION PHASE 2

A REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, LOCATED IN THE NORTHWEST HALF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

PRELIMINARY FOR REVIEW ONLY

PRELIMINARY FOR REVIEW ONLY

#### OWNER'S DECLARATION:

I, TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., OWNER, OF THE LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS REPLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

\_\_\_\_\_  
TYLER JAMES BRANDT, PRESIDENT

#### OWNER'S DEDICATION:

HERMISTON HOME WORKS, INC., AN OREGON CORPORATION, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "HENRY K'S ADDITION PHASE 2", AN ADDITION TO THE CITY OF HERMISTON, OREGON, AND HEREBY DEDICATES ALL ROADS, STREETS, AND PUBLIC UTILITY EASEMENTS SHOWN, OR NOTED ON THIS PLAT TO THE CITY OF HERMISTON FOR PUBLIC PURPOSES AND USE.

\_\_\_\_\_  
TYLER JAMES BRANDT, PRESIDENT

#### ACKNOWLEDGMENT

STATE OF OREGON  
S.S.  
COUNTY OF UMATILLA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR \_\_\_\_\_, BEFORE ME \_\_\_\_\_ THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TYLER JAMES BRANDT, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

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

\_\_\_\_\_  
NOTARY PUBLIC OF OREGON (PRINT)

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

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

#### APPROVALS

##### UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
UMATILLA COUNTY SURVEYOR

##### UMATILLA COUNTY TAXATION DEPT.

TAXES ARE PAID IN FULL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
UMATILLA COUNTY TAX ASSESSOR

##### UMATILLA COUNTY COMMISSIONERS:

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

##### CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL:

THE ACCOMPANYING PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION AND THE CITY COUNCIL OF HERMISTON, OREGON, AND ALL DEDICATIONS ARE HEREBY ACCEPTED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRMAN, HERMISTON PLANNING COMMISSION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
DOUG PRIMMER, MAYOR OF THE CITY OF HERMISTON

##### HERMISTON IRRIGATION DISTRICT:

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
HERMISTON IRRIGATION DISTRICT

#### SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS OF HENRY K'S ADDITION PHASE 2, AS SHOWN HEREIN, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED. SAID REPLAT IS SITUATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF. THE INITIAL POINT IS A 5/8" IRON REBAR WITH 2" ALUMINUM CAP ON A 30" IRON REBAR AT THE NORTHWEST CORNER OF OF LOT 30 SET DURING THE COURSE OF THIS SURVEY.

PLAT BOUNDARY DESCRIPTION: FROM UMATILLA COUNTY PLAT RECORDS. LOT 31 OF HENRY K'S ADDITION PHASE 1, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

\_\_\_\_\_  
ROBERT D. ENGLISH, ORPLS43406LS

#### SURVEYOR'S NARRATIVE:

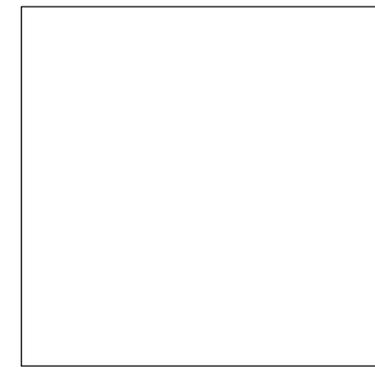
THIS SURVEY WAS PERFORMED AT THE REQUEST OF TYLER JAMES BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., TO PERFORM A REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, LOCATED IN THE NORTHWEST HALF OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. I HELD MONUMENTS FROM HENRY K'S ADDITION PHASE 1, AND THE CENTERLINE OF SE 10TH STREET AS BASIS OF BEARING. THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

\_\_\_\_\_  
ROBERT D. ENGLISH, ORPLS43406LS

#### SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 31, 32, AND 33 OF HENRY K'S ADDITION PHASE 1, TO THE CITY OF HERMISTON, UMATILLA COUNTY, STATE OF OREGON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

\_\_\_\_\_  
ROBERT D. ENGLISH, ORPLS 43406LS



UMATILLA COUNTY RECORDS

PRELIMINARY FOR REVIEW ONLY

PRELIMINARY FOR REVIEW ONLY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS

RENEWAL DATE: 12/31/27

DATE: 12/15/25	DWN.BY: RDE	REPLAT FOR: HERMISTON HOME WORKS PO BOX 833 / 469 COTTONWOOD DR. HERMISTON, OREGON 97838
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2025-068	REV.DATE: 03/02/26	SURVEY ONE,LLC P.O. BOX 382 45262 LLOYD RD. PENDLETON OR, 97801 PH:541-276-2055 CELL:541-969-6564
DWG NO. HENRYKSPHASE2.DWG		