



June 4, 2025

J & J Northeast Construction
620 W Ridgeway Ave
Hermiston OR 97838

Re: **Notice of Decision** - Site Plan Approval – The Four Bros LLC Tire Shop

The City of Hermiston has reviewed and conditionally approved the application for construction of a new two-story, 4,000 square foot tire repair shop on property described as 4N 28 11BA Tax Lot 101.

Assignment of Addresses

The new building will use the existing property address of 678 E Elm Ave.

Conditions of Approval

1. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of development.
2. All storm water shall be retained on-site. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
3. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at:
<https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>
4. Where signage is proposed, said signage shall be installed consistent with the requirements of 155.37 of the Hermiston Code of Ordinances.
5. The property lies within an area subject to potential groundwater pollution hazards due to 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.

6. The E Elm Ave frontage of the development site, as defined in 157.161, shall be improved to minor arterial standards. Improvements shall include infill paving, curb, gutter, drainage improvement, and sidewalk consistent with the urban minor arterial standard ST-08. Improvements to E Elm Ave shall be approved by the city engineer and the Oregon Department of Transportation.
7. All driveway approaches to E Elm Ave requires approval from Oregon Department of Transportation. The City of Hermiston has agreed to relocate its driveway access approximately 127 feet to the west of its existing location, creating a 36 feet wide shared access driveway. Applicant shall bear the costs associated with replatting Tax Lots 101 and 102 to move the access to Tax Lot 102 to the proposed location. The replat shall be completed prior to occupancy of the structure.
8. The applicant shall submit a letter of approval from the fire marshal stating that the proposed site plan has been reviewed, and all fire related safety measures are approved prior to issuance of a building permit.
9. All areas for the standing and maneuvering of vehicles shall be improved with concrete or asphalt in accordance with §157.179(A) of the Hermiston Code of Ordinances. Parking improvements shall be completed prior to occupancy. The site plan indicates nine spaces are proposed and seven are required. The proposed parking is approved.
10. The driveway shared between the proposed tire shop and city lot shall be paved as shown on the site plan and a driveway approach and sidewalk compliant with City and ODOT standards shall be constructed onto E Elm Ave.
11. Where site lighting and parking lot lighting is proposed, said lighting shall be designed and installed to avoid any glare projected onto adjacent residential uses per 157.179(D) of the Hermiston Code of Ordinances.
12. Consistent with 157.179(B) of the Hermiston Code of Ordinances (*Minimal Resident Disturbance*), a sight-obscuring fence of at least five feet in height and not more than six feet in height shall be installed along the west property line.
13. Resolution #2264, passed in March of 2023, assessed the property \$6,815.26 for reimbursement to Eastern Oregon Development LLC for the water improvements constructed as part of the mini-storage development at 455 E Elm Ave. The assessment must be paid at the time of connection to the improvement. The assessment is in addition to any other fees and/or system development charges required when connections to the system is made.

You may now submit your plans to the city engineer for civil review and to the building department to obtain the necessary permits to begin construction of your facility. Additionally, you have the right to file an appeal of the city's decision. An

City of Hermiston
PLANNING DEPARTMENT

appeal must be filed within 12 days of the date this letter is mailed. If no appeal is filed by 5 pm on June 16, 2025, the city's decision is considered final.

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

Sincerely,



Clinton Spencer
Planning Director

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