

CITY OF HERMISTON
APPLICATION FOR MAJOR VARIANCE

Pursuant to the provisions of §157.225 of the Hermiston Code of Ordinances, application is hereby made for a variance for the following described property:

Name of Applicant: E.O. DEVELOPMENT, LLC - STEVE RICHARDS Phone: 541-969-6634

Mailing Address: 579 E. ELM AVE., HERMISTON, OR 97838

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4N2802C0 Tax Lot No: 500 Subdivision: _____

Please Attach a Metes and Bounds Legal Description

Street Address: 579 E. ELM AVE., HERMISTON, OR 97838

Current Zoning Designation: _____

Variance Requested:

157.179 DESIGN REQUIREMENT RELATED TO PAVING

IMPORTANT!: Oregon's Land Use Planning Laws and §157.225 of the Hermiston Code of Ordinances require the findings of fact with regard to variance requests. 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. Explain what 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, topography or other circumstances over which the applicant has no control. (Note: These exceptional circumstances should relate to the land rather than persons.)

REFER TO ADDENDUM

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

REFER TO ADDENDUM

Explain why the authorization of the variance would 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.

REFER TO ADDENDUM

4. Explain why it is impractical to maintain the zoning ordinance requirements and, at the same time, build, erect or use the structure.

REFER TO ADDENDUM

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

REFER TO ADDENDUM

ADDITIONAL INFORMATION TO BE FURNISHED & 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 variance.
2. Two copies (one digital) of a site plan (11"x17") drawn to scale, showing the location of the property concerned with all proposed or existing building(s), and the location of all 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 authorized representative.

I am the ☒ owner ☐ owner's authorized representative. **If authorized representative, please attach letter signed by owner.**

Signature of Applicant:

Stan Bickman

Date: 7-9-2025

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

NOTE: The Hermiston Planning Commission meets the second Wednesday of each 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 hearing date. If you have any questions about completing the application or the procedure, please feel free to contact the planning department at the Hermiston City Hall, 180 NE 2nd Street, Hermiston, Oregon 97838, or telephone (541)667-5025. The City's fax number is (541)567-5530.

Date Filed: 7/15/25
Fee: \$800.00

Office Use Only
Received By: Maile
Date Paid: 7-15-25

Meeting Date: SEP 10 2025
Receipt No: 7-000000336

**CITY OF HERMISTON
APPLICATION FOR MAJOR VARIANCE
ADDENDUM**

1. Explain what 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, topography or other circumstances over which the applicant has no control. (Note: These exceptional circumstances should relate to the land rather than persons.)

This property includes approximately two acres of flat, compacted ground that has been graveled since development began under a city-approved conditional use permit in 2022. This gravel area was prepared for future building pads and alleyways and has remained stable and functional for over two years. The exceptional circumstance is that this land was developed under a phased site plan and is already improved with 4–6 inches of graded and compacted gravel. Unlike other raw or undeveloped lots, this site is in active use, has substantial infrastructure in place, and was not originally required to pave under the initial CUP. Furthermore, most of the facility's main drive aisles are already paved, and the remaining gravel areas experience limited vehicle movement. The physical condition, prior investment, and functional performance of the gravel surface create unique circumstances not common to nearby properties, and these conditions are tied to the land rather than any personal situation of the owner.

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

The subject property operates under a unique overlay zoning and conditional use permit (CUP) granted by the City in 2022, allowing for self-storage uses on this site. As part of a modern storage facility, outdoor vehicle and RV parking is a natural extension of the approved use and responds directly to community demand for secure, off-street storage options.

The variance is necessary to allow the property to be used in a manner consistent with the storage function already permitted. Although the CUP enables storage use, the paving requirement presents a challenge for utilizing the existing compacted and graveled area, which was prepared during initial site development and has functioned effectively for over two years without issue. Granting the variance would allow the applicant to make full, appropriate use of the site while remaining consistent with the intent of the overlay zoning and CUP—supporting a secure, low-impact storage environment that serves local needs.

3. Explain why the authorization of the variance would 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.

Approving this variance would not negatively affect nearby properties or conflict with the purpose of the zoning ordinance. The proposed outdoor parking would take place entirely within a fenced, secure storage

facility that already includes privacy fencing, drainage swales, and natural buffers like the 50' wide Hermiston Irrigation District canal and easement. The gravel surface has been in place since the facility opened in 2022, and there have been no known complaints related to dust or maintenance during that time.

In discussions with the City of Hermiston code enforcement officer, it was noted that RV parking on public streets is a significant issue in the community. Allowing secure, off-street RV storage at this facility would help address that concern by giving residents a safe and legal place to park their vehicles. Most RV tenants rarely access their vehicles, so traffic on the gravel area would be minimal.

The facility is also equipped with more than 80 security cameras and electronic gate access, which helps protect both vehicles and surrounding property. Overall, the proposed use is low-impact, well-managed, and supports broader city goals, including reducing clutter on public streets and providing more storage options to residents.

4. Explain why it is impractical to maintain the zoning ordinance requirements and, at the same time, build, erect or use the structure.

Paving the entire two-acre gravel area is impractical from both a financial and operational perspective. The cost of paving such a large area would be significant and may not be recouped, especially considering that not all residents can afford the cost of enclosed or covered RV storage. By maintaining the gravel surface - which is already compacted and functional - the applicant can offer secure, affordable parking options at multiple price points, responding to clear and consistent community demand.

The majority of the facility's high-traffic alleys are already paved, minimizing dust and ensuring safe access. The remaining gravel areas would be available for vehicles that are infrequently moved, making the paving requirement excessive relative to the actual use. Enforcing full paving would restrict the applicant's ability to use otherwise functional land and prevent the facility from offering a widely needed service to the community.

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

This request seeks a limited exception to the paving requirement for a specific, already improved gravel area within the existing storage facility. The area has been in place and functioning without issue for over two years, and the rest of the site—including the main drive aisles—already complies with city paving and development standards.

The use of this gravel area for vehicle parking does not change the approved use of the property and requires no other modifications to zoning rules. Avoiding the cost and disruption of paving this low-traffic area allows for practical use of the land without compromising safety, appearance, or neighboring properties. This is the smallest adjustment needed to put the space to productive use while still meeting the intent of the zoning code.

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

GRANTEE'S NAME AND ADDRESS:
EASTERN OREGON DEVELOPMENT, LLC
42980 HANEY LN
PENDLETON, OR 97801

GRANTOR'S NAME AND ADDRESS:
RAQUEL MEDELEZ
1186 PUNKIN CENTER RD
HERMISTON, OR 97838

State of Oregon
County of Umatilla

Instrument received
and recorded on

05/21/2021 02:25:42 PM

In the record of instrument
code type DE

Instrument number 2021-7210573
\$101.00

Office of County Records

Jean Chandler
Records Officer P2

WARRANTY DEED -- STATUTORY FORM

(INDIVIDUAL or CORPORATION)

RAQUEL MEDELEZ Grantor, conveys and warrants to: **EASTERN OREGON DEVELOPMENT, LLC**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

Encumbrances: SEE ATTACHED EXHIBIT 'A' FOR PERMITTED EXCEPTIONS

The true consideration for this conveyance is \$1,050,000.00 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value is the whole of the consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.341 (Legislative Findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 555, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 5, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.092) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.341 (Legislative Findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 555, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 5, OREGON LAWS 2010.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 21 day of May, 2021.

GRANTOR(S):

Raquel Medelez
RAQUEL MEDELEZ

State of Oregon
County of UMATILLA

This instrument was acknowledged before me on May 21, 2021 by RAQUEL MEDELEZ.

Marcia Marie Rosenberg
(Notary Public for Oregon)
My commission expires 4/30/22



PIONEER TITLE CO. 101557
109 SW COURT, PEND. OR 97801

EXHIBIT "A"

Legal Description:

All that portion of the Southeast Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon, lying and being 8 feet Southerly from the South line of the Hermiston Irrigation District Drainage Canal;

Excepting therefrom the West 230 feet thereof;

Also excepting therefrom any portion lying within the County Road and Street rights-of-ways.

Subject to the following permitted exceptions:

1. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
2. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof.
3. Water right reservations, including the terms and provisions thereof, contained in Deed,
Grantor : Harm H. Casper, etux
Recorded : November 21, 1946, Book 179, Page 237, Deed Records.

[illegible]

ELEVATION NAVD 88.