



**Planning
Department**

June 13, 2022

Craig Gilbert
19120 SE 34th Street Suite 115
Vancouver WA 98683

Re: Major Variance –4N2802CB Tax Lot 5900- 1660 N 1st St

Dear Craig:

This is the City's official notification to you that the major variance request you submitted was reviewed and approved by the Planning Commission on June 8, 2022. The Planning Commission granted a variance from the right-of-way setback requirement in Hermiston Code of Ordinances 157.041 (D)(1). In granting the variance, the City will allow the building to be constructed at 15 feet 11 inches from the E Oregon Ave right-of-way.

The variance was approved with the following two conditions:

1. E Oregon Ave shall be improved with a half-street improvement to local commercial status per Hermiston standard detail ST11. ST11 is designed for a 50-foot right of way and E Oregon Ave has a 60-foot right of way. Therefore, all area between the back of sidewalk and property line (approximately five feet) shall be landscaped and continuously maintained in the same manner as the on-site landscaping.
2. A landscape plan shall be included with the site plan review application and approved by planning staff as part of the site plan review process.

§157.231 of the Hermiston Code of Ordinances allows an action of the planning commission to be appealed to the city council within 12 days after the date the decision is mailed. As a participant in the hearings process, you have the right to appeal the planning commission's decision to the city council. The deadline for filing an appeal is June 24, 2022. If no appeal is filed by the deadline, the decision becomes final.

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

Sincerely,

Clinton Spencer
Planning Director

C: Community Development