



PLANNING COMMISSION

Regular Meeting Minutes
March 11, 2026

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Caplinger, Saylor, Doherty, Guerrero, and Serrano. Commissioners Misner, Hamm and Kirkpatrick were excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. No Youth Advisors attended.

Minutes

Commissioner Saylor moved, and Commissioner Guerrero seconded to approve the minutes of the February 11, 2026, regular meeting. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

Restoration of a Nonconforming Use 4N2810DA Tax Lot 10900 Larkin 205 SW 3rd St

Chairman Fialka asked if any commissioners had a conflict of interest or ex-parte contact. Commissioner Caplinger stated someone had asked a question regarding the item being on the agenda. Chairman Fialka opened the hearing at 7:01PM and read the hearing guidelines.

Planning Director Spencer presented the staff report. The applicant is requesting residential occupancy be allowed in a structure that has been converted to commercial use on commercially zoned property. The request is considered a restoration of a non-conforming use. The neighborhood is mixed use, and no significant changes have been made to the exterior of the structure.

Commissioners discussed the process for future commercial use (site plan review), confirmed no façade grants had been awarded to the property, and assessed value changes. It was suggested to revise the language in the criteria for approval. Specifically, revisions to clarify approval criteria relating to residential building code standards, and nature and character of use standards.

Testimony

Diane Larkin 205 SW 3rd St- Ms. Larkin has owned the property for 22 years and has moved her business (a hair salon) to a different location. The eleven months she has had the house for sale; she has not received any viable offers. Several potential purchasers have asked if it could be used as a residence. The structure still looks like a house and a residence would create less traffic than a business in an area that has seen an overall increase in traffic the last several years.

Yolanda Flores 210 SW 3rd St- Ms. Flores recently purchased the property across the street from the applicant. The seller stated it was a home that was commercially licensed. When transferring utilities into her name Ms. Flores was informed she would be charged commercial rates. While inquiring about operating a business in a garage on the property she learned that the commercially zoned property could only be used as residence after a restoration of a non-conforming use hearing and approval from the planning commission as the property had been occupied by various commercial uses for multiple years prior to her purchase. Ms. Flores supports the applicant's request.

Tyler Brandt 469 SW Cottonwood Dr- As a client of the applicant, Mr. Brandt is quite familiar with the property. He sees the house as a perfect solution for housing affordability. There is a residential feel to the neighborhood, and he states residential use is a good use of the property.

Chairman Fialka closed the hearing at 7:21PM.

After some discussion, Chairman Caplinger moved and Chairman Doherty seconded to adopt the Findings of Fact as written. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and



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Doherty in favor. Commissioner Caplinger moved and Commissioner Doherty seconded to approve the restoration of a non-conforming use allowing residential occupancy at 205 SW 3rd St, pursuant to any improvements required by Oregon State Building Codes for residential dwellings. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

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

Planning Director Spencer presented the staff report. This phase proposes 40 Medium-High Density Residential lots. Several of the conditions of approval are on-going, may not apply to this phase, or will met.

Testimony

Larry Pankey AKS Engineering & Forestry 2245 Robertson Dr Richland WA- Mr. Pankey thanked city staff for introducing the findings and agrees with the assessment. This phase continues the pattern of development of the previous phases.

Commissioner Saylor moved and Commissioner Serrano seconded to approve the final subject to the January 10, 2024, conditions of approval. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

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

Planning Director Spencer presented the staff report. Phase 2 received preliminary approval of 47 lots. The final plat has reduced the number of lots in this phase to 29. The applicant proposes to provide a letter of credit for public improvements that have not been completed.

Commissioners discussed the city's plan for acquisition of several lots for park purposes.

Testimony

Tyler Brandt 496 SW Cottonwood Dr- Mr. Brandt thanked the commissioners for their time and stated he was available to answer any questions. The preliminary plat for Phase 4 will be before the commissioners in the near future.

Commissioner Saylor moved and Commissioner Guerrero seconded to approve the final plat subject to the May 14, 2025, conditions of approval. Motion passed 5-0 with Commissioners Caplinger, Guerrero, Saylor, Serrano, and Doherty in favor.

Planner comments and unscheduled communication

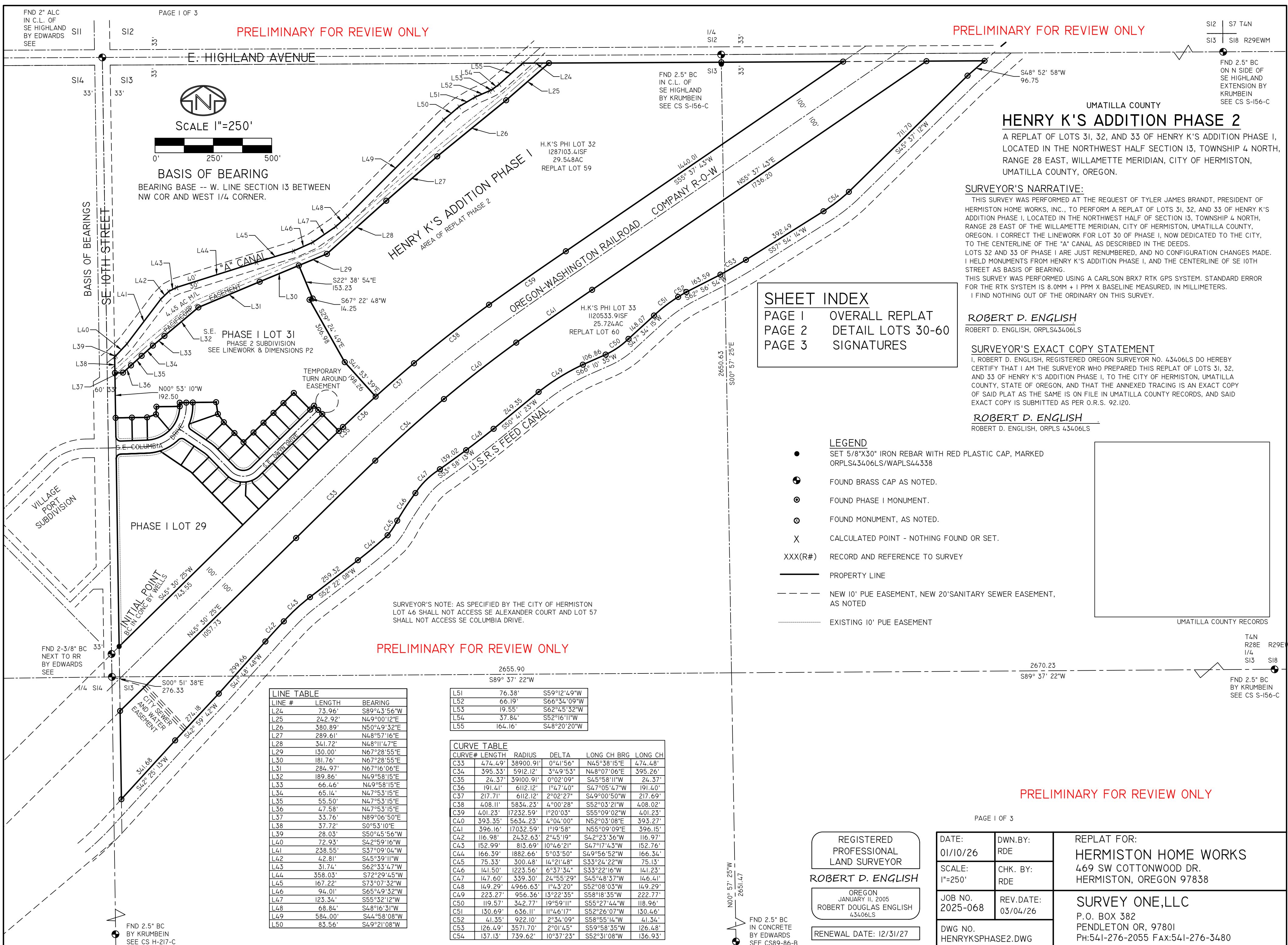
Planning Director Spencer thanked the commissioners who attended the joint work session on Monday with the city council to review the Transportation System Plan updates.

Updates were also provided on the proposed changes to the mobile food vendor ordinance.

Due to a scheduling conflict, the April planning commission meeting has been moved to April 15.

Adjournment

Chairman Fialka adjourned the meeting at 8:04PM.



FND 2" ALC IN C.L. OF SE HIGHLAND BY EDWARDS SEE S11 S12 S13 S14 33' 33' 33' 33'

PAGE 1 OF 3

PRELIMINARY FOR REVIEW ONLY

E: HIGHLAND AVENUE

SCALE 1"=250'

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

PRELIMINARY FOR REVIEW ONLY

S12 S7 T4N S13 S18 R29EWM

FND 2.5" BC ON N SIDE OF SE HIGHLAND EXTENSION BY KRUMBEIN SEE CS S-156-C

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, 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. I CORRECT THE LINWORK FOR LOT 30 OF PHASE I, NOW DEDICATED TO THE CITY, TO THE CENTERLINE OF THE "A" CANAL AS DESCRIBED IN THE DEEDS. 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.

SHEET INDEX

PAGE 1 OVERALL REPLAT
PAGE 2 DETAIL LOTS 30-60
PAGE 3 SIGNATURES

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

- 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'SANITARY SEWER EASEMENT, AS NOTED
 - EXISTING 10' PUE EASEMENT

SURVEYOR'S NOTE: AS SPECIFIED BY THE CITY OF HERMISTON LOT 46 SHALL NOT ACCESS SE ALEXANDER COURT AND LOT 57 SHALL NOT ACCESS SE COLUMBIA DRIVE.

LINE TABLE

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

CURVE TABLE

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°58'16"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

PAGE 1 OF 3

DATE: 01/10/26	DWN.BY: RDE	REPLAT FOR: HERMISTON HOME WORKS 469 SW COTTONWOOD DR. HERMISTON, OREGON 97838
SCALE: 1"=250'	CHK. BY: RDE	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
JOB NO. 2025-068	REV.DATE: 03/04/26	
DWG NO. HENRYKSPHASE2.DWG		

PRELIMINARY FOR REVIEW ONLY

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T4N R28E 1/4 S13 S18 R29EWM

FND 2.5" BC BY KRUMBEIN SEE CS S-156-C

PRELIMINARY FOR REVIEW ONLY

UMATILLA COUNTY HENRY K'S ADDITION PHASE 2

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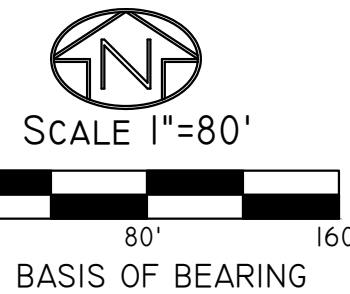
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I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

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°50'01"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



SURVEYOR'S NOTE: AS SPECIFIED BY THE CITY OF HERMISTON LOT 46 SHALL NOT ACCESS SE ALEXANDER COURT AND LOT 57 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
- - - 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

DATE:
12/15/25

SCALE:
1"=80'

JOB NO.
2025-068

DWG NO.
HENRYKSPHASE2.DWG

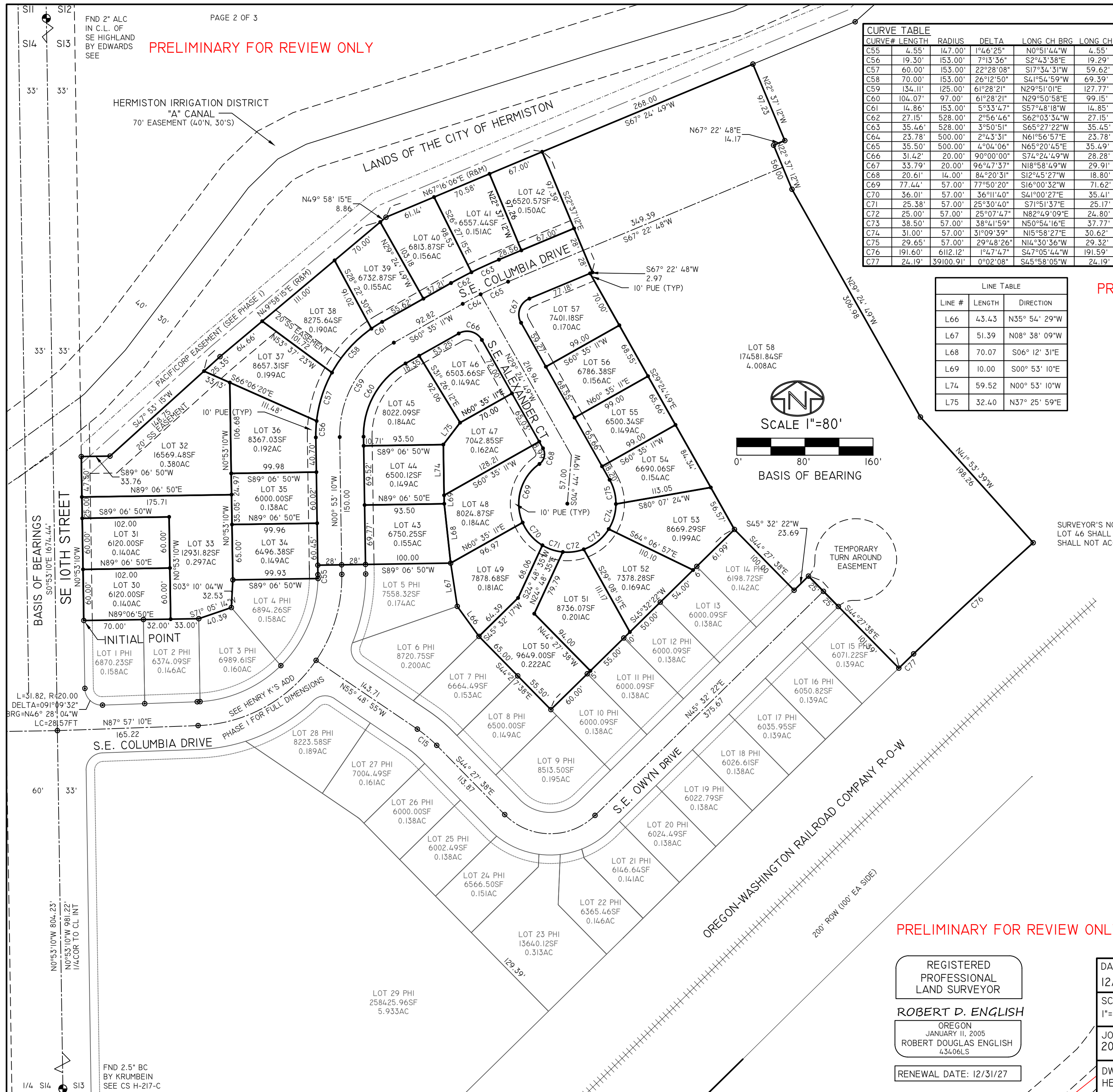
REPLAT FOR:
HERMISTON HOME WORKS
469 SW COTTONWOOD DR.
HERMISTON, OREGON 97838

DATE:
12/15/25

CHK. BY:
RDE

REV. DATE:
03/04/26

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



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 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

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:

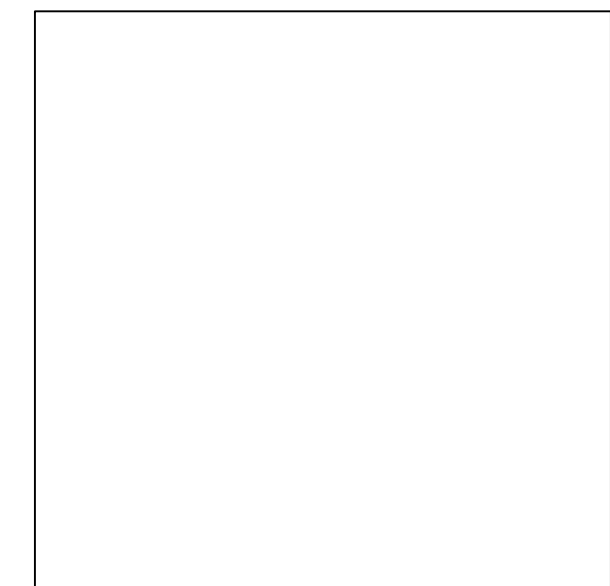
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FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.
I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH, ORPLS43406LS

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY
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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

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 NOTE: AS SPECIFIED BY THE CITY OF HERMISTON
LOT 46 SHALL NOT ACCESS SE ALEXANDER COURT AND LOT 57
SHALL NOT ACCESS SE COLUMBIA DRIVE.

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 469 SW COTTONWOOD DR. HERMISTON, OREGON 97838
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2025-068	REV.DATE: 03/04/26	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		

PRELIMINARY FOR REVIEW ONLY