

**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: William Nylund / O'Brien Construction Co. Inc. Phone: 509-572-8701

Mailing Address: 501 N Quay St. Suite C101 Kennewick, WA 99336

Name of Owner (If Different): Craig Evans / CJ Evans Family Investments LLC Phone: 541-564-7636

Mailing Address: 289 E McKinney Ave, Hermiston, OR 97838

Legal Description: Assessor's Map No: 4N2824BB Tax Lot No: 00800 Subdivision: CJ Evans Replat Lot 1

Please Attach a Metes and Bounds Legal Description

Street Address: 16 Campbell Dr. Hermiston, OR 97838

Current Zoning Designation: C-2/M-1

Variance Requested:

157.176

03/9/11

Per the code for off-street parking under Industrial use for storage warehouse it says "One Space per 1,000 SF". Based on the proposed building of ~65k sf, that means we would need 65 stalls. We are requesting a variance to reduce the required number of stalls to 35. 64

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.)

03/9/11

The proposed structure is a non-storefront 65,000 SF industrial warehouse building for storage of products. No public parking is needed at this property. The building will be staffed by no more than 5 employees.

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?

A variance is necessary to allow the property owner to increase the size of the building and not be required to put in parking stalls that will not be used.

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.

The request is to lower the parking threshold requirements for a building used only for storage and a small number of employees. The building and site will comply with all of the other zoning ordinances. The building use will be permitted as storage, if the use changes in the future, the code requires the building and site to be code compliant with the existiing code at that time of the change. This request will not be detrimental to any of the neighboring properties, no impact at all.

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

The use of the building is proposed as storage (S-1,). Typically buildings classified as storage spaces require far less parking than a building used for example, fabrication. The owner has a facility across the street and needs more storage space, they would lose aproximatley 12,000 SF of space to parking that is not needed.

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

The owner is requesting to eliminate 30 parking stalls of the 65 required and provide 35 parking stalls.

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: [Signature] Date: 3/11/26

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: <u>3-11-26</u>	Received By: <u>[Signature]</u>	Meeting Date: <u>4.15.26</u>
Fee: \$800.00	Date Paid: <u>3.11.26</u>	Receipt No: <u>9-000000375</u>

Office Use Only

Letter of Authorization

3/9/2026

From:

Craig Evans

CJ Evans Family Investments LLC

289 E McKinney Ave

Hermiston, OR 97838

To:

City of Hermiston

Planning and Building Department

To Whom it may concern:

This letter is to authorize William Nylund with O'Brien Construction CO Inc to act as an owner's authorized representative on behalf of CJ Evans Family Investments LLC for the purpose of applying for and obtaining a building permit with the City of Hermiston for property located at 16 Campbell Dr. Hermiston, OR 97838.

Owner's Signature:



Date:

3-9-26