



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of April 15, 2026

Title/Subject

Major Variance- CJ Evans Family Investments LLC 4N2824BB Tax Lot 800 - 16 SE Campbell Drive

Summary and Background

The city is processing a site plan application for a new industrial warehouse in the South Hermiston Industrial Park on property located at 16 SE Campbell Drive. The proposed development is a new warehouse supplementing the existing A-1 Industrial development at 9 SE Campbell Drive and 2309 SE 10th Street. The subject property is zoned C-2/M-1 and allows for light industrial uses. The proposed warehouse is considered a light industrial use and is permissible in the M-1 zoning (157.055(A)(23)). The property is described as 4N 28 24BB Tax Lot 800.

The proposed warehouse sits on a 2.83 acre parcel located between SE Campbell Drive and SE 10th Street, approximately 1,100 feet north of E Penney Ave. The applicant proposes a 63,911 square foot warehouse, encompassing 51% of the parcel. The applicant requests a variance from the minimum parking standard for warehouse uses. §157.176 of the Hermiston Code of Ordinances establishes that warehouses shall provide parking at a ratio of one parking space per 1,000 square feet of gross floor area. Therefore, a 63,911 square foot warehouse requires 64 parking spaces. The applicant requests that the building be approved with 35 parking spaces and a parking ratio of one space per 1,879 square feet of gross floor area. In the application materials, the applicant states that five employees are expected to staff this workspace.

Since 2020, the planning commission has approved three variances for industrial parking requirements. In all three cases the applicants in those applications provided evidence that the city's parking ratio is much higher than the employee counts in modern industrial operations. As an example, the Walmart distribution center is a 1,200,000 square foot building and is built with 650 parking spaces. This is a similar ratio of one space per 1,846 square feet.

As noted in previous industrial parking variances, it is the staff opinion that the one space per 1,000 square feet industrial standard is not well-suited to the range of industrial users in the modern economy. Automation, just-in-time inventory management, and other modern practices do not require the same employee load that was customary at the time Hermiston's parking standards were adopted. In the case under consideration before the planning commission, it is unlikely that a 64,000 square foot warehouse handling pipe fittings would ever have 64

employees on duty on a single-shift. Additionally, warehouses are not retail operations and are not open to the general public requiring large amounts of customer parking.

Under the provisions of §157.178(A)(2) parking requirements are use specific. Approval of a variance for this structure as warehousing is not a parking variance which runs with the land and subsequent redevelopment or change in occupancy requires compliance with the parking standards for the new use. Section (A)(2) states in part, "...Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and in violation of this subchapter to begin or maintain the altered use until the required increase in off-street parking or loading is provided."

Per §157.225(A) of the Hermiston Code of Ordinances, the planning commission may grant variances where it can be shown that, owing to special and unusual circumstances, literal interpretation of the zoning code would cause an undue or unnecessary hardship.

Public notice was provided to all property owners within 300 feet by direct mail on April 1, 2026. A sign was physically posted on the property on April 1, 2026. A notice of hearing was also published in the East Oregonian on April 1, 2026. Any comments received as a result of the public notice are incorporated into the record.

Tie-In to Council Goals

N/A

Fiscal Information

The valuation of the structure has not yet been determined.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the requested variance for 35 spaces
- Approve the variance but specify a different number of parking spaces
- Deny the variance request and require 64 spaces

Recommended Action/Motion

Staff recommends that the variance be approved as requested.

Submitted By:

C.F. Spencer, Planning Director