Members of the Planning Commission

STAFF REPORT

For the Meeting of September 30, 2026

Title/Subject

Continued from September 30, 2026 regular meeting

Conditional Use Permit - 4N2812BB TL 417 to 423 Olin Homes OR LLC NE Emerald Dr & NE 11th St

Summary and Background

At the September 30 meeting the planning commission continued the evidentiary hearing for the conditional use permit for multi-family housing on five NCO zoned lots on NE Emerald Drive. In the original staff report several deficiencies in the site design were noted and staff recommended that the planning commission either continue the hearing and request modification to the site plan or condition several changes to the design. The planning commission chose to continue the hearing and request the necessary changes be submitted for review. The applicant has prepared an engineered site plan drawn to scale and addressing the requested changes. The revised site plan is attached to this report. The original staff report also noted that there were existing access and utility easements on the site which required vacation prior to construction and that a replat would be necessary to vacate and relocate those easements. The applicant has submitted the required replat and the replat is being processed by city staff under a separate application. The preliminary replat is attached to this report for reference but is not part of the land use application.

In the September staff report staff noted several deficiencies on the site plan. Notably, the building on Lot 40 did not have adequate travel space between the parking area and proposed fencing to allow vehicles to safely traverse and was insufficient to meet the city 20-foot travel lane requirement for parking lots. Similarly, the building on Lot 45 had a similar deficiency and vehicles would not be able to make turning movements without impacting the building on Lot 46. Both of these issues are corrected on the revised site plan.

With the submission of the replat application vacating and relocating the existing easements and the modifications to the site plan prepared by ACH Engineering, staff notes that the conditional use permit requirements and zoning requirements are satisfied.

The applicant has prepared a packet of findings which are attached to this report.

Issuance of a new conditional use permit is subject to the requirements of §157.208 of the Hermiston Code of Ordinances. This section provides the method and approval criteria

necessary for approving or denying a conditional use. The specific findings required by this section are:

1. The proposal is in conformance with the comprehensive plan and zoning code.
2. The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission.
3. Public facilities are of adequate size and quality to serve the proposed use.
4. The proposed use will prove reasonably compatible with surrounding properties.

The planning commission may impose, in addition to those standards and requirements expressly specified by the zoning code, any additional conditions they consider necessary to protect the best interests of the surrounding property or the city. These conditions may include increasing the required lot size or yard dimensions; limiting the height of buildings; controlling the location and number of off-street parking and loading spaces required; limiting the number size and location of signs; requiring screening and landscaping to protect adjacent property and any other condition deemed necessary by the commission.

It is not necessary to restate other ordinances and statutory requirements of the conditional use as part of the proceedings. The granting or denial of a conditional use will not affect the requirements of the City of Hermiston to comply with building, plumbing, and electrical codes, other ordinances, statutory or regulatory compliance issues.

Tie-In to Council Goals

1.9 Attract market rate housing developments to increase middle housing inventory

Fiscal Information

Similar multi-family developments with similar unit counts are valued between $2 and $3 million. It is anticipated this development will generate approximately $25,000 in city tax revenue annually.

The mini-storage component competes with similarly valued mini-storage operations valued near $500,000 and will generate approximately $3,500 in city tax revenue annually.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the proposed conditional use permit subject to conditions of approval
- Deny the conditional use permit application

Recommended Action/Motion

Staff recommends that the planning commission approve the conditional use permit subject to conditions.

Submitted By:

C.F. Spencer, Planning Director