LandWise
Land Development & Project Consulting

CONDITIONAL USE PERMIT NARRATIVE

DIAMOND RUN PHASE 1 – MULTIFAMILY AREA (LOTS 40–46)

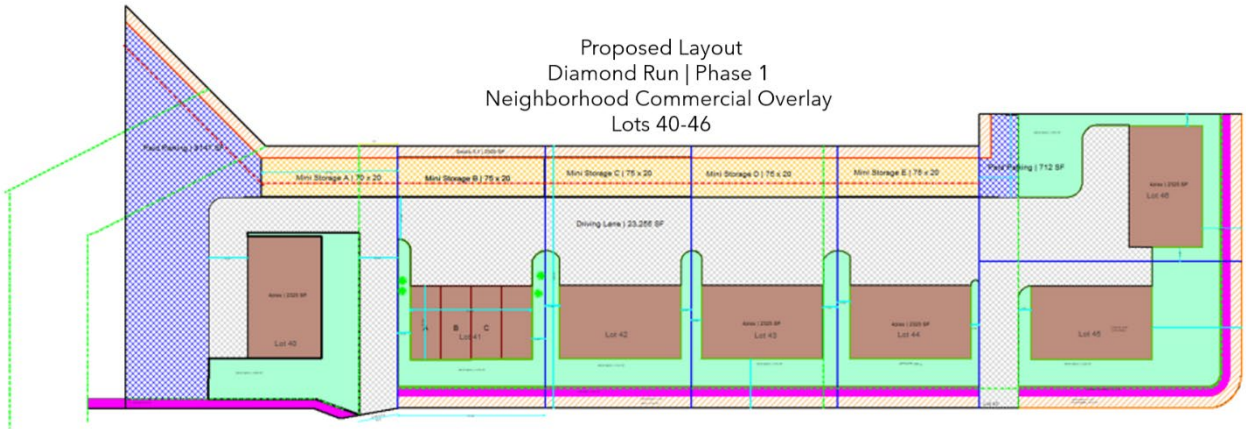
Prepared in Support of a Conditional Use Permit Application
Submitted to the City of Hermiston Planning Department

PRESENTED TO		DATE
City of Hermiston		July 21, 2026

OWNER	DEVELOPER	PREPARED BY
Home Run Land LLC Lloyd & Lois Piercy	Olin Homes (OR), LLC Dean Olin	LandWise, LLC Owner Representative for Olin Homes

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Conceptual Layout for illustrative purposes only. See supporting exhibits for the full-size site plan.

PROJECT OVERVIEW

1

Diamond Run Phase 1 has been intentionally planned as an integrated residential neighborhood that balances housing, resident amenities, landscaped open space, circulation, and supporting infrastructure. The conceptual development provides twenty-eight new dwelling units while incorporating neighborhood-scale features designed to enhance community character, functionality, and long-term livability.

Owner	Home Run Land LLC Lloyd & Lois Piercy
Developer/Applicant	Olin Homes (OR) LLC Dean Olin
Prepared By	LandWise LLC Angie Sullivan
Zoning	NCO Neighborhood Commercial Overlay
Lots & Parcels	40 | 00417 44 | 00421 41 | 00418 45 | 00422 42 | 00419 46 | 00423 43 | 00420 7 Total Lots
Acreage	1.86 acres
Residential Buildings	Seven (7) Fourplex Buildings, each with four attached one-car garages
Dwelling Units	Twenty-eight (28) one-bedroom, one-bathroom dwelling units, each with a dedicated one-car garage
Private Storage Buildings	5
Individual Storage Units	33
Secure Vehicle Storage Areas	2 areas, approximately 8860 SF
Existing Infrastructure	Municipal Water, Fire Protection, Sanitary Sewer, Storm Drainage, Streets, Power, and Communications
Site Plan	Conceptual
Total Area	88,815 SF
Residential Building Footprint Area	16,275 SF | 20%
Storage Building Footprint Area	7,400 SF | 9%
Green Space including Swales	21,950 SF | 27%
Parking, Drive Lanes & Sidewalk Area	26,330 SF | 32%
Secured Parking Area	8,860 SF | 11%

Figure 1: Project Summary

SITE COMPOSITION

2

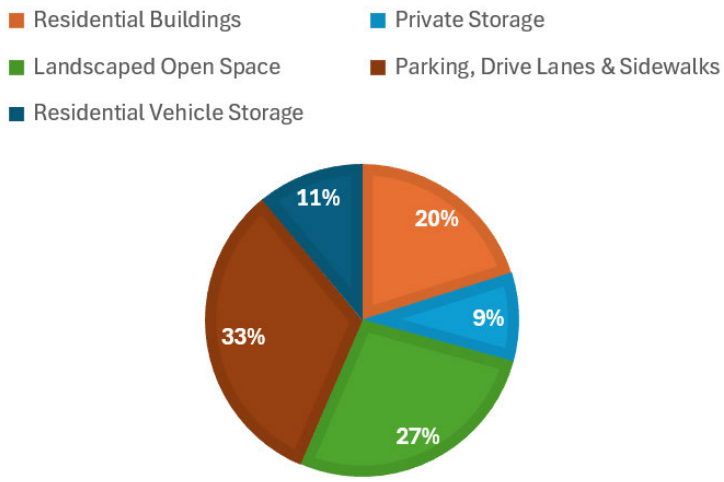


Figure 2: Site Composition

Figure 1. Conceptual allocation of the project site illustrating the intentional balance between residential development, resident amenities, landscaped open space, circulation, and supporting infrastructure.

PROJECT DESCRIPTION

3

Olin Homes (OR), LLC is requesting approval of a Conditional Use Permit to develop seven (7) Neighborhood Commercial Overlay (NCO) lots within Diamond Run Phase 1, located in the City of Hermiston, Oregon.

The proposed development has been designed as an integrated mixed-use residential project that combines medium-density housing with complementary neighborhood amenities intended to improve long-term livability and functionality for Diamond Run residents. The project includes one four-unit residential building on each lot, providing a total of twenty-eight (28) dwelling units, together with private storage buildings on selected lots and secure vehicle storage areas designed to accommodate recreational vehicles, boats, trailers, and other resident-owned vehicles.

The development has been intentionally planned to balance residential housing with neighborhood-supporting amenities, landscaped open space, efficient circulation, and on-site storage opportunities. The resulting layout promotes long-term livability while helping reduce neighborhood impacts commonly associated with higher-density residential development, including on-street parking congestion and the storage of recreational vehicles, boats, trailers, and other resident-owned vehicles.

Households in Eastern Oregon commonly own recreational vehicles, boats, utility trailers, and other large personal equipment that often cannot be accommodated within conventional residential garages. The proposed development responds to these regional lifestyle needs by incorporating secure resident storage and dedicated vehicle storage as integrated neighborhood amenities, reducing the potential for outdoor storage and long-term parking on neighborhood streets.

The proposed development responds to these needs through design rather than density alone. Each component of the site—including housing, private storage, landscaped open space, circulation, and resident vehicle storage—has been intentionally integrated to create a complete residential environment that supports the daily needs of future residents.

The project utilizes existing and planned public infrastructure, including public streets, municipal water, sanitary sewer, storm drainage, and franchise utilities. Internal circulation, pedestrian connections, landscaped areas, and stormwater facilities have been incorporated into the conceptual site design to create a coordinated development that is compatible with the surrounding neighborhood and consistent with the City's long-term planning objectives.

The conceptual site plan submitted with this application is intended to demonstrate compliance with the Conditional Use Permit approval criteria. Final architectural design, site design, utility design, landscaping, and construction documents will be completed during subsequent engineering and building permit review. Minor refinements to building placement, storage building layouts, parking areas, landscaping, and other site improvements may occur during final design while maintaining consistency with the approvals requested through this application.

The applicant has worked collaboratively with City planning staff throughout the conceptual design process. The proposed site layout reflects input received during pre-application meetings, including the incorporation of private storage facilities, secure resident vehicle storage, and the planned relocation of the internal access easement through the subdivision replat process. The resulting plan represents a thoughtful and coordinated approach to providing additional housing while enhancing neighborhood functionality and protecting the long-term character of Diamond Run.

4 APPROVAL CRITERIA AND FINDINGS

This narrative has been prepared in support of a Conditional Use Permit application for the proposed Diamond Run Phase 1 – Multifamily Development (Lots 40–46). The application addresses the approval criteria established by the City of Hermiston for Conditional Use Permits and is intended to assist the Planning Commission in evaluating the proposed development.

The findings presented in the following sections respond individually to each of the approval criteria identified in the City's Conditional Use Permit application. The narrative describes the proposed development, summarizes the conceptual site design, and demonstrates how the project satisfies the applicable review standards based upon the information available at this stage of project development.

As part of the design process, the applicant met with City planning staff through the pre-application review process to discuss the proposed development and refine the conceptual site plan. The application reflects that collaborative effort by incorporating staff input into the proposed layout while maintaining flexibility for final site design, architectural design, landscaping, and building permit review.

The Planning Department's review is requested for the conceptual land use plan and the proposed mix of uses. Following land use approval, final architectural plans, subdivision replat, surveying, easement relocation and dedication, utility service connections, landscaping, and other technical details will be completed and reviewed through the City's applicable permitting and building review processes.

The findings that follow are intended to demonstrate that the proposed development is consistent with the purpose and intent of the Neighborhood Commercial (NCO) zoning district and represents a compatible, well-planned development that provides additional housing opportunities together with neighborhood-supporting amenities designed to enhance the long-term livability, functionality, and character of the Diamond Run community.

QUESTION 1

4 THE PROPOSAL IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ZONING ORDINANCE. EXPLAIN FULLY:

The proposal is in conformance with the Comprehensive Plan and the applicable provisions of the Hermiston Zoning Ordinance.

APPLICANT'S RESPONSE

The proposed development is consistent with the goals and policies of the City of Hermiston Comprehensive Plan and complies with the intent and applicable provisions of the Neighborhood Commercial Overlay (NCO) District.

The proposal advances the Comprehensive Plan's vision for neighborhood commercial areas by integrating residential housing with resident-oriented amenities in a manner that complements and supports the surrounding neighborhood while remaining consistent with the purpose and intent of the Neighborhood Commercial Overlay District.

Diamond Run Phase 1 has been designed to provide additional housing opportunities while incorporating neighborhood-supporting amenities that serve the long-term needs of residents. The project combines twenty-eight (28) residential dwelling units with private storage buildings and secure resident vehicle storage areas in a coordinated site design that promotes functionality, efficient land use, and neighborhood compatibility.

The Neighborhood Commercial Overlay District is intended to accommodate neighborhood-scale uses that provide services and amenities supporting nearby residential development. The proposed mix of residential housing together with resident-oriented storage facilities and secure vehicle parking is consistent with that purpose. Rather than functioning as an independent commercial self-storage facility, the storage buildings and secure vehicle storage areas are accessory amenities intended exclusively for residents of the development, enhancing the usability and long-term livability of the neighborhood.

The project also advances broader objectives of the Comprehensive Plan by making efficient use of land within the Urban Growth Boundary, utilizing existing public infrastructure, and contributing to the City's supply of attainable housing. Development within an area already served by public streets, municipal water, sanitary sewer, storm drainage, and other public utilities represents an efficient and responsible use of community infrastructure while supporting orderly urban growth.

The conceptual site design has been intentionally organized to balance residential development with landscaped open space, internal circulation, pedestrian connectivity, and resident amenities. Secure on-site storage for recreational vehicles, boats, trailers, and other resident-owned vehicles helps reduce on-street parking congestion while improving the overall appearance and functionality of the neighborhood.

The applicant has worked collaboratively with City planning staff throughout the conceptual design process. Feedback received during the pre-application review has been incorporated into the proposed layout, including refinement of the internal access configuration and the integration of resident-supporting storage facilities. The conceptual site plan submitted with this application reflects that collaborative process while maintaining flexibility for final engineering, architectural design, landscaping, and building permit review.

For these reasons, the applicant finds that the proposed development is consistent with the City of Hermiston Comprehensive Plan, satisfies the intent of the Neighborhood Commercial Overlay District, and meets the applicable approval criteria for approval of a Conditional Use Permit.

QUESTION 2

4 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. EXPLAIN FULLY:

The property is of sufficient size, shape, and topography to accommodate the proposed use and any associated uses, structures, parking, landscaping, and other site improvements.

APPLICANT'S RESPONSE

The subject property is of sufficient size, configuration, and topography to accommodate the proposed development. The conceptual site plan demonstrates that the property can support the requested residential use together with the associated storage buildings, secure resident vehicle storage areas, parking, internal circulation, pedestrian access, landscaping, utilities, and stormwater facilities while maintaining an organized and functional site layout.

The seven development lots were created as part of the approved Diamond Run subdivision and are served by a coordinated street network and planned public infrastructure. Their size and configuration provide adequate area to accommodate the proposed fourplex buildings and supporting site improvements while maintaining appropriate setbacks, circulation, and open space. The conceptual layout illustrates that the various project elements function together as a coordinated development rather than as unrelated individual sites.

The property is generally level and well suited for urban residential development. Existing topographic conditions minimize the need for significant grading and facilitate efficient extension of public infrastructure throughout the site. These physical characteristics support orderly site development while reducing construction complexity and allowing flexibility during final site design.

The conceptual site design also demonstrates that the property is capable of accommodating the practical needs of future residents. In addition to residential buildings, the plan incorporates private storage buildings, secure resident vehicle storage areas, landscaped open space, pedestrian connections, and internal vehicle circulation. These features have been intentionally integrated into the overall layout to improve functionality and create a more complete residential environment.

Parking and circulation have been organized to provide safe and convenient access throughout the development. The inclusion of secure storage areas for recreational vehicles, boats, trailers, and other resident-owned vehicles provides an opportunity to reduce parking demand on neighborhood streets while accommodating uses commonly associated with residential living in Eastern Oregon.

Because this application is based upon a conceptual land use plan, the precise location and configuration of individual site improvements may be refined during final site plan design and building permit review. Those refinements are not anticipated to alter the overall development concept or the ability of the property to fully accommodate the proposed use.

Based upon the conceptual site design and the physical characteristics of the property, the applicant finds that the site is adequate in size, shape, and topography to support the proposed development and all associated site improvements consistent with the approval criterion.

Building Setback Compliance | Residential Buildings						
Lot	Frontage	Front (ft)	Depth (ft)	Side	Front	Back
40	117	62	38	5	15	10
41	75	62	38	5	15	10
42	75	62	38	5	15	10
43	75	62	38	5	15	10
44	75	62	38	5	15	10
45	75	62	38	5	15	10
46	75	62	38	5	15	10
7	Lots					

Figure 3: Building Setback Compliance | Residential Buildings

Building Setback Compliance | Storage Buildings						
Lot	Frontage	Front (ft)	Depth (ft)	Side	Front	Back
40	117	70	20	5	15	10
41	75	75	20	5	15	10
42	75	75	20	5	15	10
43	75	70	20	5	15	10
44	75	75	20	5	15	10
5	Lots					

Figure 4: Building Setback Compliance | Storage Buildings

Parking Compliance Summary				Attached	Exterior	Total
Lot	Lot Area (SF)	Building Area (SF)	Dwelling Units	Garage Spaces	Parking Spaces	Parking Spaces
40	20,641	2,325	4	4	2	6
41	10,029	2,325	4	4	2	6
42	10,030	2,325	4	4	2	6
43	10,030	2,325	4	4	2	6
44	10,030	2,325	4	4	2	6
45	9,990	2,325	4	4	2	6
46	10,065	2,325	4	4	2	6
7	Lots	16,275	28	28	14	42

Figure 5: Residence Parking Compliance

QUESTION 3

4 PUBLIC FACILITIES ARE OF ADEQUATE SIZE AND QUALITY TO SERVE THE PROPOSED USE. EXPLAIN FULLY:

Public facilities serving the proposed use are of adequate size and quality to accommodate the proposed development.

APPLICANT'S RESPONSE

The proposed development will be served by public infrastructure that was planned and constructed as part of the Diamond Run subdivision improvements. Public streets, municipal water, sanitary sewer, storm drainage, fire protection infrastructure, and other franchise utilities are available to serve the proposed development and are consistent with the level of urban development anticipated within the subdivision.

The applicant is familiar with the design and construction of the public improvements serving these lots and has confirmed that the infrastructure was designed to accommodate multifamily residential development. The proposed use is consistent with the original planning and design intent for this portion of Diamond Run and can be served by the existing public infrastructure without requiring extraordinary public facility improvements.

The conceptual site plan demonstrates that adequate area exists to accommodate internal circulation, emergency vehicle access, parking, utility connections, stormwater facilities, landscaping, and pedestrian access. Final site plans will establish the precise location and design of these improvements and will be reviewed through the City's normal building permit processes to ensure compliance with all applicable development standards.

The proposed private storage buildings are intended as accessory neighborhood amenities serving the residents of the development. These structures will be limited to basic electrical service for lighting and security purposes and are not intended to contain plumbing, habitable space, or utility services associated with commercial occupancy. As a result, the storage facilities are expected to place minimal additional demand on public utility systems while providing a valuable amenity for future residents.

The proposed development represents an efficient use of public infrastructure that has already been planned and constructed to support urban growth within the Diamond Run subdivision. Based upon the available public facilities and the planned design of the development, the applicant finds that adequate public services are available to accommodate the proposed use consistent with the requirements for approval of a Conditional Use Permit.

The proposed utility demands are consistent with the infrastructure that was originally planned and constructed for these lots. The development does not introduce unusual utility demands or intensive commercial uses beyond those anticipated during subdivision planning.

QUESTION 4

4 THE PROPOSED USE WILL PROVE REASONABLY COMPATIBLE WITH SURROUNDING PROPERTIES. EXPLAIN FULLY:

The proposed use will prove reasonably compatible with surrounding properties.

APPLICANT'S RESPONSE

The proposed development has been intentionally designed to complement the existing and planned residential character of the Diamond Run neighborhood. The project combines multifamily housing with resident-oriented amenities in a coordinated site layout that enhances long-term neighborhood livability while maintaining compatibility with surrounding properties.

Although the development includes private storage buildings and secure resident vehicle storage areas, these facilities are not proposed as an independent commercial self-storage use. Rather, they are

accessory amenities intended exclusively for the residents of the development. The storage buildings are designed to accommodate the everyday storage needs of residents, while the secure vehicle storage areas provide dedicated space for recreational vehicles, boats, trailers, and other resident-owned vehicles commonly associated with residential living in Eastern Oregon.

The location of the private storage buildings was also carefully considered in relation to adjoining land uses. The northern boundary of the development is adjacent to an existing Umatilla Electric Cooperative electrical substation. Placing the storage buildings along this property line creates a logical transition between the residential portions of the development and the utility facility. The storage buildings serve as a visual buffer while locating the lowest-intensity project elements adjacent to an existing public utility use, allowing the residential buildings and primary outdoor living areas to be oriented toward the interior of the neighborhood.

The inclusion of these amenities is intended to reduce the need for residents to store recreational vehicles, trailers, and other large personal property on neighborhood streets or individual residential lots. By providing secure on-site storage within the development, the project promotes a more organized neighborhood appearance, reduces potential on-street parking congestion, and supports the long-term quality and functionality of the surrounding residential area.

The project also benefits from nearby public investments, including the landscaped pedestrian corridor and park improvements located near the development. The conceptual site plan complements these community amenities by orienting residential activity toward the neighborhood while using thoughtful site planning to transition to adjoining infrastructure. This approach creates a cohesive relationship between residential development, public open space, and existing utility facilities.

The conceptual site plan has been designed to provide an orderly arrangement of buildings, parking, internal circulation, landscaped open space, and pedestrian connectivity. Residential buildings, storage facilities, and vehicle storage areas function together as components of a unified neighborhood rather than as separate or unrelated uses. Each element has been intentionally located to improve functionality, enhance neighborhood appearance, and support a safe and attractive residential environment.

The private storage buildings are intentionally designed as low-intensity accessory structures. They are not intended for commercial occupancy and will not contain habitable space or utility services associated with commercial activities. Utility service to the storage buildings will be limited to electrical service for lighting and security purposes, reinforcing their role as neighborhood-supporting amenities rather than independent commercial uses.

The proposed development represents a thoughtful approach to neighborhood design by responding to the unique characteristics of the site and its surrounding properties. Housing, resident amenities, landscaping, internal circulation, and transitions to adjacent land uses have been integrated into a comprehensive development plan that supports both the needs of future residents and the long-term character of the Diamond Run neighborhood.

For these reasons, the applicant finds that the proposed development will be reasonably compatible with surrounding properties and will contribute positively to the character, functionality, and livability of the surrounding neighborhood.

5 CONCLUSION

The proposed Diamond Run Phase 1 – Multifamily Development (Lots 40–46) development has been thoughtfully designed to provide additional housing opportunities while responding to the practical needs of future residents and the surrounding neighborhood. The project integrates residential housing with neighborhood-supporting amenities, landscaped open space, efficient circulation, and compatible transitions to adjoining land uses within a coordinated development plan.

The applicant believes the proposal is consistent with the City of Hermiston Comprehensive Plan, satisfies the intent of the Neighborhood Commercial Overlay (NCO) zoning district, can be adequately served by existing public infrastructure, and will be reasonably compatible with surrounding properties. Accordingly, the applicant respectfully requests approval of the Conditional Use Permit.

6 SUPPORTING EXHIBITS AND DRAWINGS

- Exhibit A – Vicinity Map
- Exhibit B – Comprehensive Plan Map
- Exhibit C – Conceptual Site Plan
- Exhibit D – Site Composition Graphic
- Exhibit E – Aerial Photograph (showing the UEC substation and park)
- Exhibit F – Project Statistics
- Exhibit G – Letter of Permission (Landowner)

Prepared By

LandWise, LLC

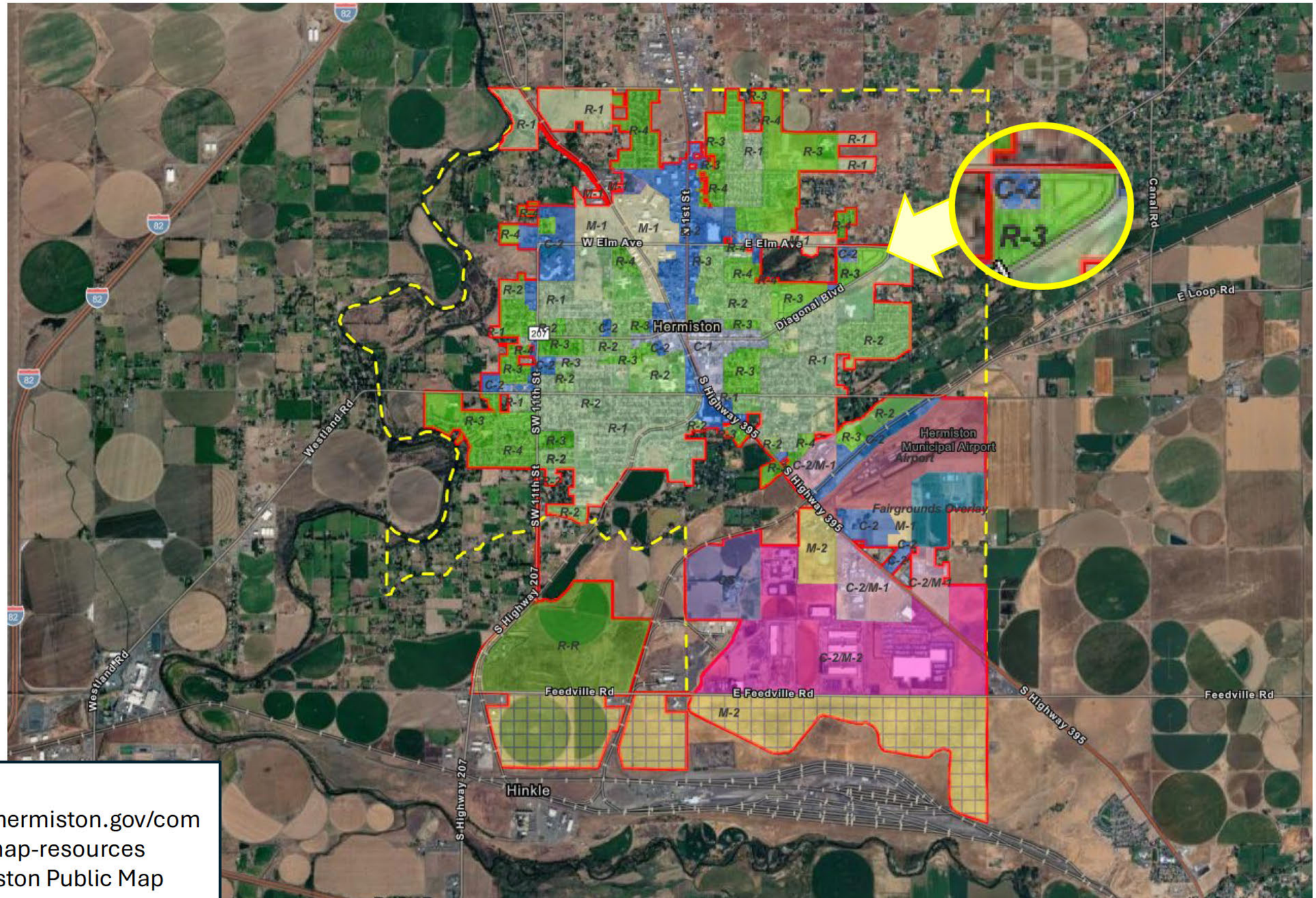
www.LandWise.pro

Owner Representation • Development Consulting • Entitlement Coordination • Construction Management

Exhibit A

Diamond Run
Phase 1 | Lots 40-46

Vicinity Map

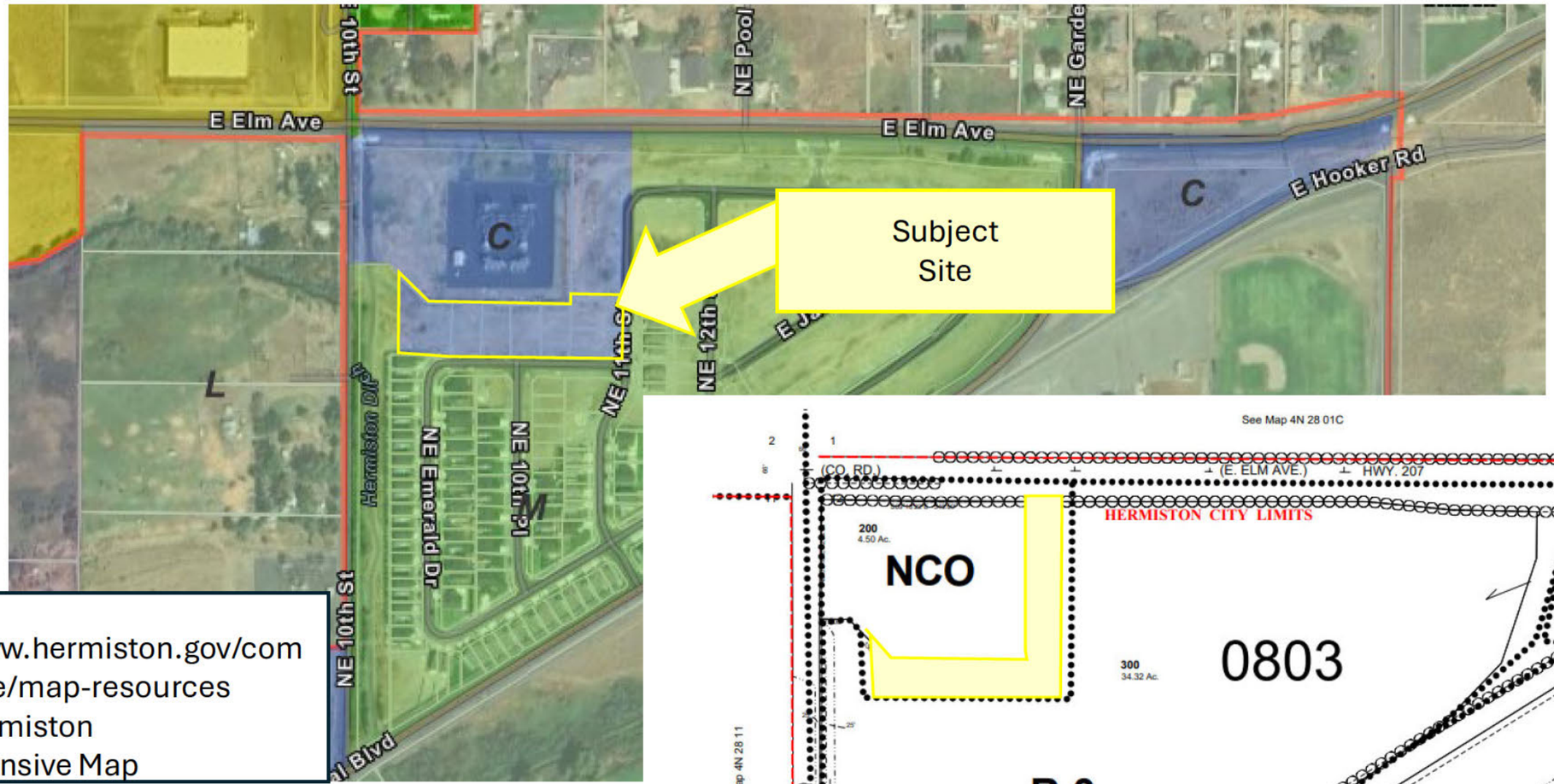


Source
https://www.hermiston.gov/commdev/page/map-resources
City of Hermiston Public Map

Exhibit B

Diamond Run
Phase 1 | Lots 40-46

Comprehensive Plan Map

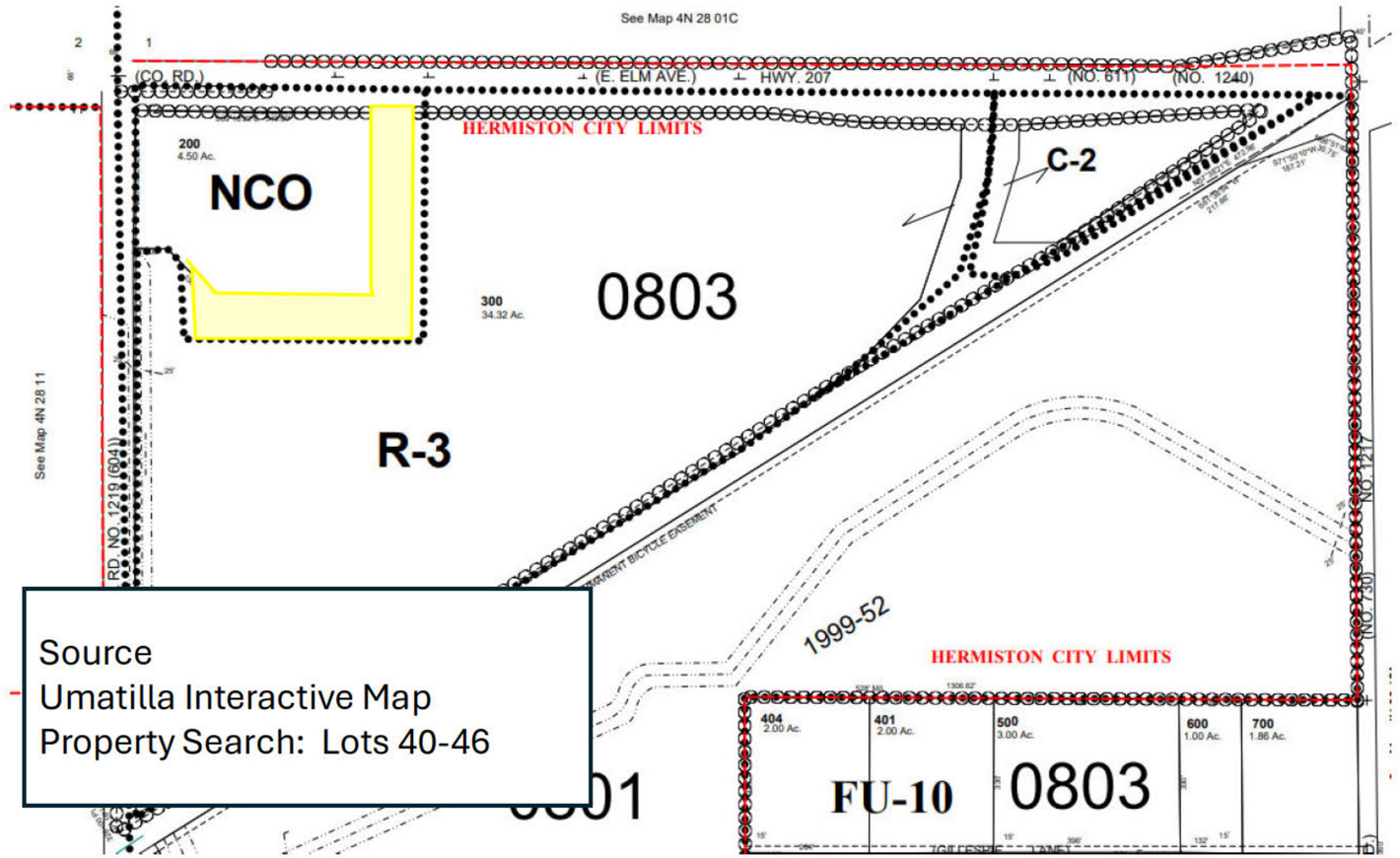


Source
https://www.hermiston.gov/commdev/page/map-resources
City of Hermiston
Comprehensive Map

Current designation is

C

More specifically
Neighborhood Commercial Overlay (NCO)



Source
Umatilla Interactive Map
Property Search: Lots 40-46

Exhibit C

Diamond Run
Phase 1 | Lots 40-46

Conceptual Site Plan

Legend

- Residential Four Plex
- Storage Unit
- Green space / Landscaping
- Swale
- Sidewalk
- Drive lanes and parking
- Secured parking areas

- Property Boundary Line
- Parcel Boundary Line
- Easement
- Easement – changes needed

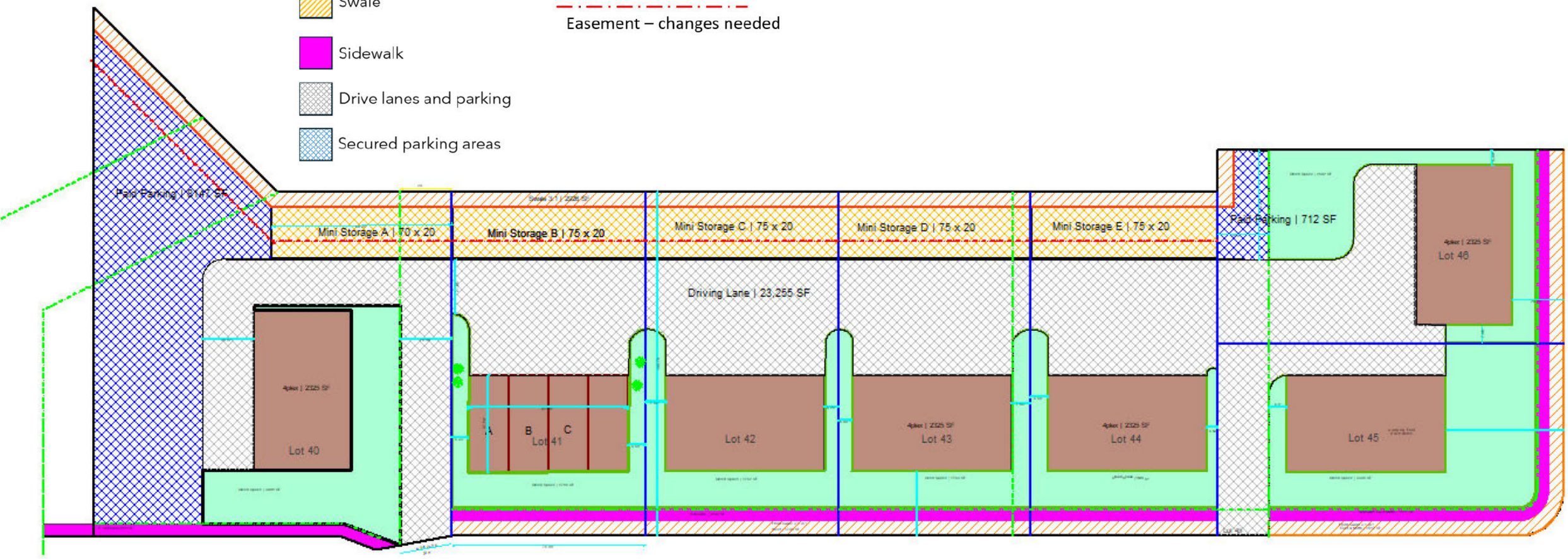


Exhibit D

Diamond Run
Phase 1 | Lots 40-46

Site Composition Graphic

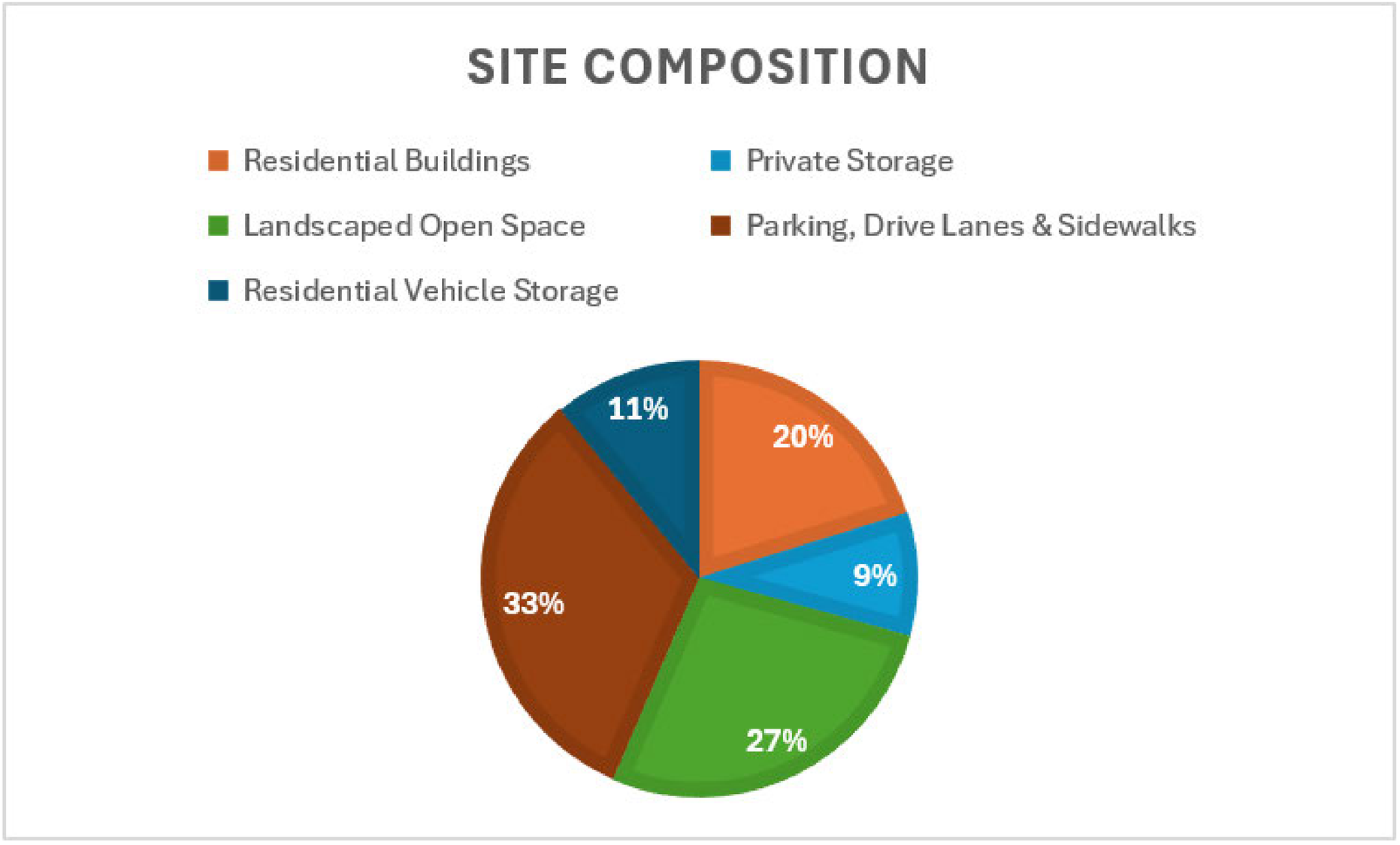


Exhibit E

Diamond Run
Phase 1 | Lots 40-46

Site Photographs



Source
Google Earth
Image Date: 9/17/2025

Photos on the following page, Exhibit E.1

1 Standing on Lot 45 corner looking west

2 Standing at Lot 40/41 looking north

3 Standing at UEC Easement looking east

4 New plantings along new City Path

Exhibit E.1

Diamond Run
Phase 1 | Lots 40-46

Site Photographs









Exhibit F

Diamond Run
Phase 1 | Lots 40-46

Project Statistics

Project Name	Diamond Run Phase 1 | Multifamily Development (Lots 40-46)	
Applicant	Olin Homes (OR) LLC	
Property Owner	Home Run Land LLC	
Owner Representative	LandWise LLC	
Comprehensive Plan Designation	Neighborhood Commercial Overlay (NCO)	
Number of Lots	7	
Total Site Area	80,815 SF or 1.86 acres	
Residential Buildings	7	
Dwelling Units	28	
Bedrooms	28	
Resident Garages	28	
Resident Surface Parking Spaces	14	
Total Parking Spaces	42	
Parking Required	42	(Calculation 1.5 per unit)
Resident Storage Buildings	5	
Secure Vehicle Storage Areas	2	
Building Footprint (each)	2,325 SF	
Proposed Use	Multifamily Residential Fourplexes	
Utilities	Existing public water, fire protection, sewer, streets, franchise utilities	
Access	Existing Diamond Run Streets (Emerald Drive)	
Residential Density	15.05 units/acre	
Total Building Coverage	29%	Residential = 20% and Storage = 9%
Maximum Coverage Allowed	45%	(R-3 standard)
Green Space	27%	
Parking Ratio	1.5 spaces/dwelling	

Project Snapshot

The proposed development consists of seven fourplex buildings (28 dwelling units) on Lots 40-46 of Diamond Run Phase 1. The development includes 28 attached garages, resident parking, five resident storage buildings, and two secure vehicle storage areas utilizing existing subdivision infrastructure within the Neighborhood Commercial Overlay (NCO) district.

Exhibit G

Diamond Run
Phase 1 | Lots 40-46

Misc Items

1) Letter: Property Owner Authorization

2) City of Hermiston, Conditional Use Permit Application

3) Payment $800 / receipt and/or copy of check

HOME RUN LAND LLC

[redacted]

Property Owner Authorization

July 21, 2026

City of Hermiston
Community Development Department
180 NE Second Street
Hermiston, OR 97838

RE: Owner Authorization for Conditional Use Permit Application

Diamond Run Phase 1 – Multifamily Development (Lots 40–46)

To Whom It May Concern:

Home Run Land LLC is the owner of the real property identified as Lots 40 through 46 of Diamond Run Phase 1, located within the City of Hermiston, Oregon.

This letter authorizes Olin Homes (OR), LLC, as the proposed developer, and LandWise, LLC, as the owner's authorized representative, to prepare, submit, and process a Conditional Use Permit application, together with any related land use applications, supporting documentation, revisions, and materials necessary for the review and approval of the proposed multifamily residential development on the subject property.

This authorization further permits Olin Homes (OR), LLC and LandWise, LLC to communicate directly with City staff, respond to requests for additional information, attend meetings and public hearings, submit revised plans, and otherwise act on behalf of Home Run Land LLC throughout the City's land use review process.

Home Run Land LLC fully supports the proposed development and authorizes Olin Homes (OR), LLC and LandWise, LLC to proceed with this application.

Should you have any questions regarding this authorization, please contact the undersigned.

Sincerely,

Lloyd Piercy
Manager
Home Run Land LLC

[redacted]

CITY OF HERMISTON

CONDITIONAL USE PERMIT APPLICATION

Pursuant to the provisions of 157.205 of the Hermiston Code of Ordinances, application is hereby made for a conditional use permit for the following described property:

Applicant's Name: Olin Homes (OR) LCC Date: 7/20/2026

Address: [redacted] Phone: [redacted]
(Daytime)

Property Owner(s) Name (If Different): Home Run Land LLC

Address: [redacted] Phone: [redacted]
(Daytime)

Legal Description of Property: Assessor's Map No: 4N2812BB Tax Lot No: 00417-00423 (7 Lots)

Comprehensive Plan Designation: R3 Zoning Designation: NCO

Current Use of Property: Vacant lots with water, sewer, power and communications stubbed

Request to Allow: Construction of one (1) four-plex residential structure and one mini-storage per parcel/tax lot. This application includes a total of seven (7) lots, resulting in twenty-eight (28) residential units plus 7 mini storage buildings at completed build out. This will include on-site parking provided on each lot/parcel.

IMPORTANT!: Oregon's Land Use Planning Laws and 157.208 of the Hermiston Code of Ordinances require the planning commission to make findings of facts with regard to requests for conditional use permits. 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 be used by the City 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. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:

See attached Conditional Use Permit Narrative, Section 1

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. Explain fully:

See attached Conditional Use Permit Narrative, Section 2

3. Public facilities are of adequate size and quality to serve the proposed use. Explain fully:

See attached Conditional Use Permit Narrative, Section 3

4. The proposed use will prove reasonably compatible with surrounding properties. Explain fully:

See attached Conditional Use Permit Narrative, Section 4

ADDITIONAL INFORMATION TO BE FURNISHED AND 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 proposed use.

2) Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), 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 representative, at the meeting(s) where this request is scheduled for consideration and may grant or deny this request based upon the testimony provided at the hearing.

I am the ___owner/__✓__owner(s) authorized representative. (If authorized representative, attach letter signed by owner.)

Applicant's Signature: _____ Date: 7/21/26

OUT OF POCKET EXPENSES FOR MAILING AND PUBLICATION COSTS WILL BE BILLED LATER

NOTE: The Hermiston Planning Commission meets the second Wednesday of the 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 public hearing date. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, OR 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: _____ Received By: _____ Meeting Date: _____

Fee: $800.00 Date Paid: _____ Receipt No: _____