



March 27, 2025

Tyler Brandt
PO Box 833
Hermiston, Oregon 97838

Re: Hermiston Home Works – Hermiston, Oregon
Trip Debit Letter #2 – Phase 2 – Henry K's 46-Lot Single-Family Residential Subdivision

C&A Project Number 20230107.01

Dear Mr. Brandt,

This letter presents a trip accounting considering the currently proposed Phase 2 – Henry K's 46-lot single-family residential subdivision. This letter specifically presents:

1. Background
2. Proposed Development
3. Trip Accounting
4. Summary

1. BACKGROUND

Hermiston Home Works has previously received City of Hermiston land use approvals for property annexation into the City, a Comprehensive Plan amendment, and commercial and residential zone changes. A January 24, 2024 Transportation Impact Analysis, prepared by Clemow & Associates (2024 TIA) for this land use process included an analysis of transportation system impacts for a reasonable worst-case development scenario of the entire property that included a mix of commercial and residential uses. Specific development was not contemplated at that time.

The resulting City land use approvals included, in part, the vesting of 657 PM peak hour external trips for use by the entire Hermiston Home Works development. Hermiston Home Works has subsequently received Phase 1 development approval for 28 single-family residences.

2. PROPOSED DEVELOPMENT

The currently proposed Phase 2 – Henry K’s development is a preliminary plat creating 49 lots, a copy of which is attached to this letter for reference. More specifically, the applicant proposes to develop 46 lots with single-family residences, one lot for use as a public park (described as lot 49 on the Phase 2 preliminary plat which was superseded by the Phase 1 Final Plat dedicating the parcel to the City Parks Department), and two lots (described as lots 1 and 4 on the Phase 2 preliminary plat) that will be purchased by the City and used for parking for the new park.

It is noted that the remaining undeveloped Hermiston Home Works property will be required to submit future trip debit letters at the time of the proposed development.

3. TRIP ACCOUNTING

The following table presents an accounting of the total established vested trips, trip debits, and the remaining vested trips. Trip generation for the proposed development is estimated using data from the (current) Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and practices from the ITE *Trip Generation Handbook*, 3rd Edition. It is further noted that these are the same versions of the ITE documents used to estimate trips in the 2024 TIA.

TRIP DEBIT LETTER #2 - TABLE 1 – TRIP ACCOUNTING						
Description	Land Use	ITE Code	Size	Weekday PM Peak Hour Trip Generation		
				Enter	Exit	Total
Total Established Vested Trips				380	277	657
Previously Approved Development						
Phase 1 – 28 Single-Family Residences	Single-Family Detached Housing	210	28 DUs			
Currently Proposed Development						
Phase 2 – 46 Single-Family Residences	Single-Family Detached Housing	210	46 DUs			
Total Approved and Proposed Development			74 DUs	(47)	(28)	(75) ¹
Remaining Vested Trips				333	249	582

¹ Trip generation is estimated using the *Fitted Curve* per recommended practice in the ITE *Trip Generation Handbook*, 3rd Edition.

Following Phase 1 and 2 development approvals, 582 PM peak hour vested trips will remain for future use by the entire Hermiston Home Works development.

It is important to note that Phases 1 and 2 are part of a larger mixed-use development. While the specific size and nature of future development phases are currently unknown, it is anticipated they will be generally consistent with the reasonable worst-case development scenario contemplated in the 2024 TIA. As such, the trip accounting contained in this letter considers the non-linear nature of trip generation estimation when using an ITE *Fitted Curve*, and future accounting will also need to consider internal trip capture, noting that the currently identified trip debits may change as future development occurs.

4. SUMMARY

The following conclusions and recommendations are made based on materials contained in this letter:

1. The January 24, 2024 Transportation Impact Analysis (2024 TIA), prepared by Clemow & Associates for Hermiston Home Works identified total external development trip generation as 657 PM peak hour trips. These trips are vested for use by the entire development.
2. There are previously approved trip debits for a Phase 1 development with 28 single-family residences.
3. The currently proposed Phase 2 development includes 46 single-family residences.
4. The total approved and proposed development includes 74 single-family residences, with a total trip debit of 75 PM peak hour trips.
5. Following Phase 1 and 2 development approvals, 582 PM peak hour vested trips will remain for future use by the entire Hermiston Home Works development.
6. It is important to note that Phases 1 and 2 are part of a larger mixed-use development. While the specific size and nature of future development phases are currently unknown, it is anticipated they will be generally consistent with the reasonable worst-case development scenario contemplated in the 2024 TIA. As such, the trip accounting contained in this letter considers the non-linear nature of trip generation estimation when using an ITE *Fitted Curve*, and future accounting will also need to consider internal trip capture, noting that the currently identified trip debits may change as future development occurs.
7. No additional transportation analysis is necessary to support the currently proposed development.

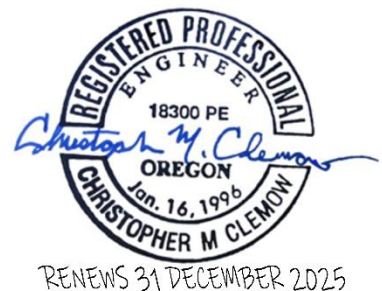
Sincerely,

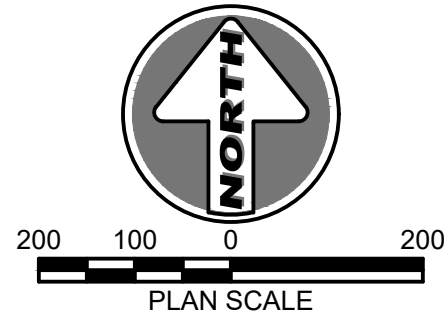
Christopher M. Clemow

Digital Signer: Christopher M. Clemow
DN: C=US, E=cclemow@clemow-associates.com, O="Clemow & Associates, LLC", CN=Christopher M. Clemow
Date: 2025.03.27
12:50:43 -07:00

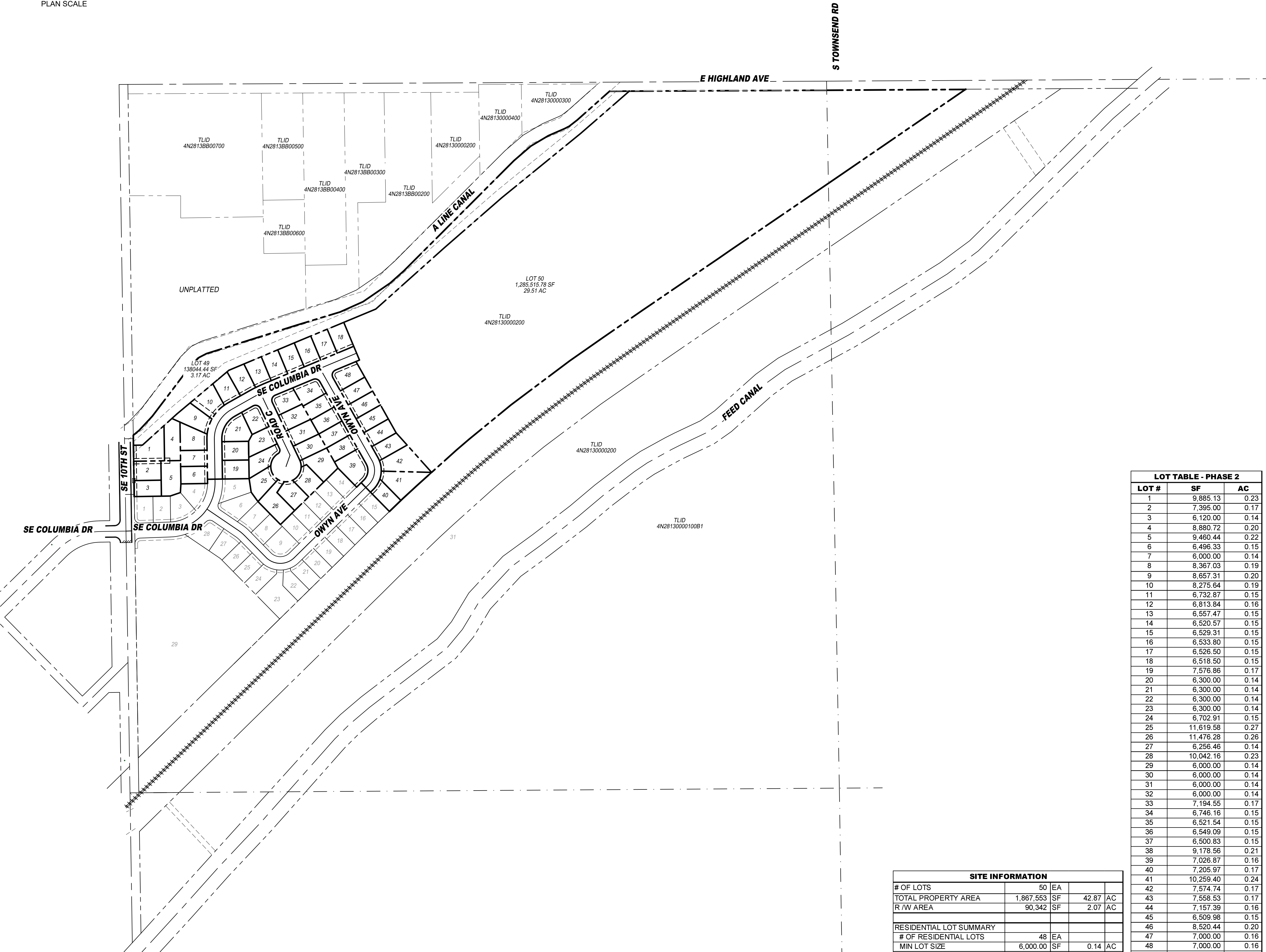
Christopher M. Clemow, PE, PTOE
Transportation Engineer

Attachments: Phase 2 Preliminary Plat





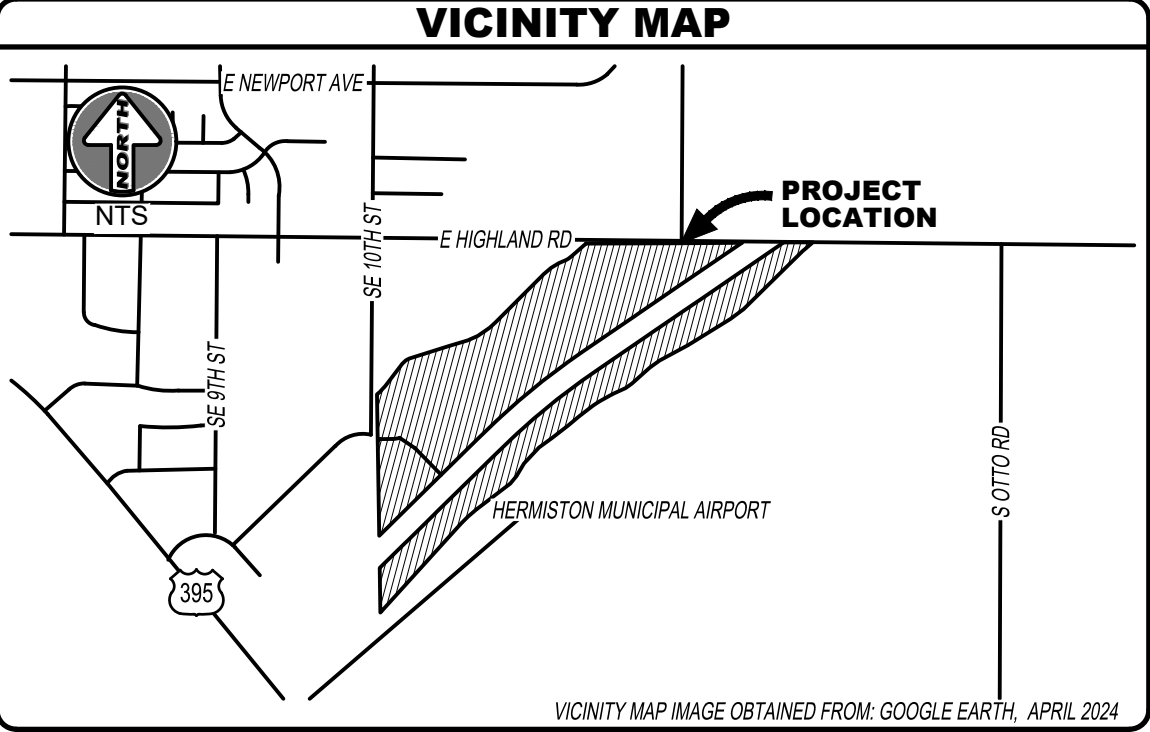
HENRY K'S - PHASE 2
SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON



OVERALL PLAN
SCALE: 1"=200'

SITE INFORMATION				
# OF LOTS	50	EA		
TOTAL PROPERTY AREA	1,867,553	SF	42.87	AC
R /W AREA	90,342	SF	2.07	AC
RESIDENTIAL LOT SUMMARY				
# OF RESIDENTIAL LOTS	48	EA		
MIN LOT SIZE	6,000.00	SF	0.14	AC
MAX LOT SIZE	11,619.58	SF	0.27	AC
AVERAGE LOT SIZE	7,540.88	SF	0.17	AC

LOT TABLE - PHASE 2		
LOT #	SF	AC
1	9,885.13	0.23
2	7,395.00	0.17
3	6,120.00	0.14
4	8,880.72	0.20
5	9,460.44	0.22
6	6,496.33	0.15
7	6,000.00	0.14
8	8,367.03	0.19
9	8,657.31	0.20
10	8,275.64	0.19
11	6,732.87	0.15
12	6,813.84	0.16
13	6,557.47	0.15
14	6,520.57	0.15
15	6,529.31	0.15
16	6,533.80	0.15
17	6,526.50	0.15
18	6,518.50	0.15
19	7,576.86	0.17
20	6,300.00	0.14
21	6,300.00	0.14
22	6,300.00	0.14
23	6,300.00	0.14
24	6,702.91	0.15
25	11,619.58	0.27
26	11,476.28	0.26
27	6,256.46	0.14
28	10,042.16	0.23
29	6,000.00	0.14
30	6,000.00	0.14
31	6,000.00	0.14
32	6,000.00	0.14
33	7,194.55	0.17
34	6,746.16	0.15
35	6,521.54	0.15
36	6,549.09	0.15
37	6,500.83	0.15
38	9,178.56	0.21
39	7,026.87	0.16
40	7,205.97	0.17
41	10,259.40	0.24
42	7,574.74	0.17
43	7,558.53	0.17
44	7,157.39	0.16
45	6,509.98	0.15
46	8,520.44	0.20
47	7,000.00	0.16
48	7,000.00	0.16
49	138,044.44	3.17
50	1,285,515.78	29.51



DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83 ORNSPC
VERTICAL DATUM: RECORD ELEVATIONS BASED ON BENCH MARK RB0592 (N520), AT THE HERMISTON AIRPORT WITH A RECORD ELEVATION OF 642.86.

LEGAL DESCRIPTION
HENRY K'S PHASE 1 LOT 30 IN THE COUNTY OF UMATILLA, STATE OF OREGON.

DRAWING INDEX	
C1P	COVER SHEET / OVERALL PLAN
C2P	PHASE 2 PLAN

DEVELOPER:
HERMISTON HOME WORKS
TYLER BRANDT (541) 720-4533
PO BOX 833, HERMISTON, OR 97838

SURVEYOR:
SURVEY ONE, LLC
ROBERT D ENGLISH (541) 276-2055
PO BOX 382, PENDLETON, OR 97801

ENGINEER:
HARMS ENGINEERING, INC.
CHRISTINE BATAYOLA (509) 547-2679
1832 W SYLVESTER ST, PASCO WA 99301

1632 W Sylvester Street Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com
Designed By: CHATAYOLA
Drawn By: D POOK
Checked By: J KIRK
File Path: P:\2023\0301 Hermiston Home Works Preliminary Plan Phase 2

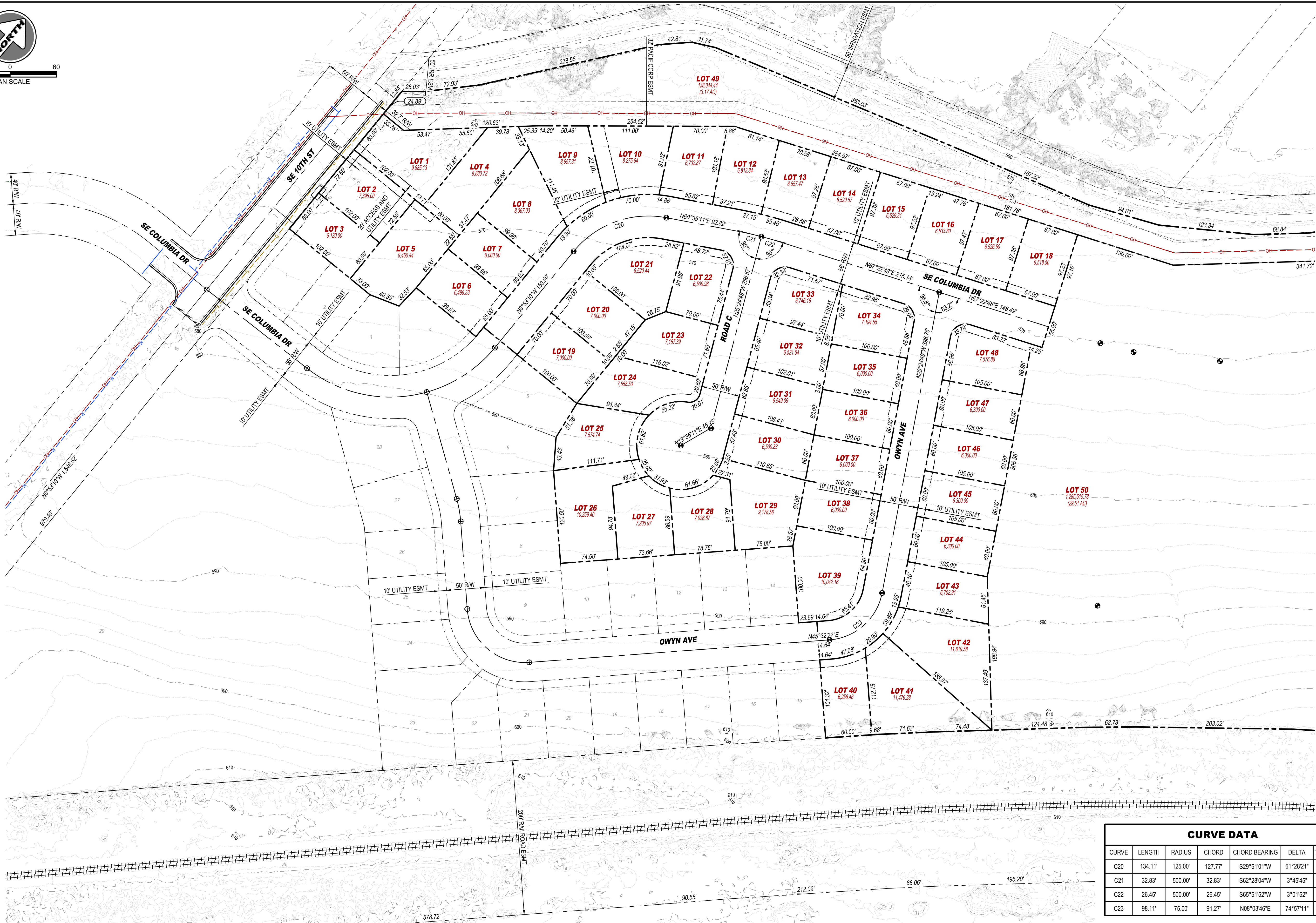
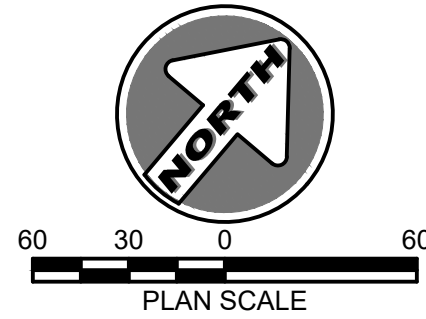
SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

HENRY K'S PHASE 2 - PRELIMINARY PLAT
COVER SHEET / OVERALL PLAN
TAX LOT ID: 4N28130000200, HERMISTON, OR

Client/Project Information
HERMISTON HOME WORKS, INC
TYLER BRANDT 541-720-4533
PO BOX 833, HERMISTON, OR 97838

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Date: 01-14-2025
Project Number: 23-030.1
Sheet Number: C1P



CURVE DATA						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C20	134.11'	125.00'	127.77'	S29°51'01"W	61°28'21"	74.33'
C21	32.83'	500.00'	32.83'	S62°28'04"W	3°45'45"	16.42'
C22	26.45'	500.00'	26.45'	S65°51'52"W	3°01'52"	13.23'
C23	98.11'	75.00'	91.27'	N08°03'46"E	74°57'11"	57.50'

1632 W Sylvester Street, Pasco WA 99301 | 509.547.2679 | HarmsEngineering.com
Designed By: CHATVOLA
Drawn By: D'POOK
Checker: P.2023.03.01
File Path: P:\2023\03\01\Harms Home Works Preliminary Plat Phase 2

HENRY K'S PHASE 2 - PRELIMINARY PLAT
PHASE 2 PLAN
TAX LOT ID: 4N2813000020, HERMISTON, OR
Client/Project Information
HERMISTON HOME WORKS, INC
TYLER BRANDT 541-720-4533
P.O. BOX 633, HERMISTON, OR 97838
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Drawing Name
SECTION TOWN ROAD WNW

Date
01-14-2025

Project Number
23-030.1

Sheet Number
C2P