



PLANNING COMMISSION

Regular Meeting Minutes

August 5, 2026

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Rebman, Serrano, Misner, and Hamm. Commissioners Saylor and Caplinger were excused. Commissioner Kirkpatrick was absent. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. Youth Advisor Jazmin Sanchez was present.

Minutes

Commissioner Rebman moved, and Commissioner Serrano seconded to approve the minutes of the July 8, 2026, regular meeting. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor.

Final Plat - Henry K's Phase 3 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 SE Columbia Drive/SE Owyn Drive

Planning Director Spencer presented the staff report. The access restrictions in approval condition #7 need to be added to the plat prior to signing.

Testimony

Tyler Brandt- Construction of the improvements has started but is not complete. He will provide a bond for the work that is not yet completed so he may record the plat. In response to the question of what irrigation district the property is in, Mr. Brandt stated for now, they are going with the Hermiston Irrigation District (HID). A public records request was submitted for any county records to document district boundaries. Currently, an early 1900's document with the legal boundary description of HID does not include the property. Additional documents may be discovered. The wetland area is closer to Phase 5 of the subdivision; they are already discussing fill and drainage options.

Commissioner Hamm moved and Commissioner Doherty seconded to approve the final plat subject to the conditions of approval. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor.

Replat - 4N2801B Tax Lots 1502 & 1503 Victory Lighthouse Church/Bankston 1940/1990 NE 10th St

Planning Director Spencer presented the staff report. This replat dedicates right-of-way and vacates the existing 30' easement along the eastern property line, reconfigures two lots, and adds additional right-of-way for a proposed city sewer lift station.

Testimony

Ron McKinnis 79980 Prindle Loop Rd- Mr. McKinnis is confident he can accurately reflect any Hermiston Irrigation District (HID) easements on the plat and will work with them to determine any existing irrigation easements to label and/or vacate.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by NE 10th Street and E Theater Lane. Each street servicing the property is a county road and subject to maintenance and access requirements of Umatilla County. NE 10th Street is partially improved adjacent to Parcels 1 and 2. Thirty feet of new street right-of-way is proposed for dedication along the east boundary of the newly created Parcel 3. This new right-of-way is in alignment with existing portions of NE 13th Street to the south and is designated as NE 13th Street on the preliminary plat.



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§154.16 Street and Alley Width.

NE 10th Street adjacent to Parcels 1 and 2 is 66 feet in width and in compliance with the city standards for major collector streets. E Theater Lane adjacent to Parcels 2 and 3 is dedicated to a width of 30 feet north of the street centerline, meeting the city standard width for minor collector streets. The proposed dedication of NE 13th Street is also 30 feet in width to centerline, meeting the city standard width for minor collector streets. As a new street NE 13th St is unclassified in the city TSP. However, as a street likely to provide connection and circulation between E Theater Lane and E Punkin Center, and potentially south to E Elm Ave in the future, a minor collector is the appropriate planning designation for this new street.

§154.17 Easements.

No easements are shown on the preliminary plat. An easement of record may exist for the N-Line irrigation line per the Hermiston Irrigation District letter dated July 27, 2026. ORS 92.044 only permits cities to require easements abutting a street. There is an existing dedicated 30 foot wide road easement on the east boundary of the site dedicated as part of Partition Plat 2005-37. Replatting of the property will vacate the existing access easement and rededicate this area as public right-of-way. Vacation and reconfiguration of easements is permissible through a replat process per ORS 92.185.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Parcel 1 is 69,423 square feet or 1.59 acres and contains a single-family dwelling. Parcel 2 is 123,238 square feet or 2.83 acres and contains Victory Lighthouse Church. Parcel 3 is 371,145 square feet or 8.52 acres and is vacant.

§154.20 Character of Development.

The development is partially developed with residential and church uses. The newly created Parcel 3 is intended for residential development in the future. All parcels are zoned Low Density Residential (R-1) which permits one and two family dwellings. A church is a conditional use in the R-1 zone. Uses permitted in the R-1 zone are listed in Section 157.025 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition. The property is within 60 feet of the Loma Vista Elementary School.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

§154.61 General Improvements

NE 10th Street is partially improved adjacent to Parcels 1 and 2. The owner of each parcel will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 10th Street. Additionally, at the time Parcel 1 further



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develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.

E Theater Lane is a gravel street adjacent to Parcels 2 and 3. The owner of each parcel will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of E Theater Lane. Additionally, at the time Parcel 3 develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.

NE 13th Street adjacent to Parcel 3 is entirely unimproved and exists as right-of-way only. The owner of Parcel 3 will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 13th St. Additionally, at the time Parcel 3 develops, street improvements are required per the City of Hermiston development standards in Chapter 157.

§154.62 Water Lines

A 12-inch water line is installed in NE 10th Street. This water line has adequate capacity to provide service for future residential development. No connections are proposed as a result of this partition.

§154.63 Sanitary Sewer System.

A 10-inch sanitary sewer line is installed in NE 10th Street. This sewer line has adequate capacity to provide service for future residential development. The city is in the process of designing a sanitary sewer lift station which will be located in the right-of-way for NE 13th Street to assist in providing sanitary sewer drainage to the mainline in NE 10th Street.

Preliminary Plat

Per §154.35(C) the preliminary plat shall show:

1. The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto; **Shown as required**
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements; **Shown as required**
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat; **The existing utilities in NE 10th Street are not shown on the plat. However, the location of this line shall be provided with civil drawings for the development**
4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract; **Shown as required.**
5. The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners



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of adjoining parcels of unsubdivided land; **The city has obtained this information as part of the public notice process.**

6. Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot; **Contours are not shown**
7. North point, scale and date; **Shown as required**
8. Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots; and **This information is required with civil improvement drawings and not recommended for this replat.**
9. All the above information unless waived by the Planning Commission.

Staff recommends that the planning commission waive the requirements in 3, 6 and 8 above. All of this information is required as part of the civil review process.

Chapter 157: Zoning

§157.025 Low Density Residential (R-1)

Parcel 1 is 69,423 square feet or 1.59 acres and contains a single-family dwelling. Parcel 2 is 123,238 square feet or 2.83 acres and contains Victory Lighthouse Church. Parcel 3 is 371,145 square feet or 8.52 acres and is vacant. All of the proposed lots meet or exceed the minimum lot size, width, or depth requirement in the R-1 zone. Uses permitted in the R-1 zone are listed in §157.025(A) and (B) of the Hermiston Code of Ordinances. The existing single-family dwelling on Parcel 1 is an outright use per §157.025(A)(1). The existing church on Parcel 2 is a conditional use per §157.025(B)(2) and operates under a conditional use permit approved by Umatilla County and now administered by the City of Hermiston after annexation of this property in 2025. Residential development on Parcel 3 will be subject to the development standards of the R-1 zoning and a separate limited land use process.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

Conditions of Approval

1. Applicant shall receive certification pursuant to ORS 92.090 (7) from the governing irrigation district prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the governing irrigation district has certified the final plat is located within the district boundary for the purposes of receiving services and subjecting the subdivision to the fees and other charges of the district. All irrigation easements shall be added to the plat as applicable.



Where Life is Sweet

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2. The owner of Parcels 1 and 2 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 10th Street. Additionally, at the time Parcel 1 further develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.
3. The owner of Parcels 2 and 3 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of E Theater Lane. Additionally, at the time Parcel 3 develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.
4. The owner of Parcel 3 shall sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 13th Street. Additionally, at the time Parcel 3 develops, street improvements are required per the City of Hermiston development standards in Chapter 157.
5. Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems shall be developed in conjunction with the Departments of Environmental Quality and Water Resources.
6. Topographic information in the form of contour lines, utility locations, grades of streets, and other information necessary for the consideration of residential subdivision shall be provided with civil drawings submitted as part of any residential development application for Parcel 3.

After a brief discussion, the Findings of Fact and Conditions of Approval were amended to include easement information for HID. Commissioner Hamm moved and Commissioner Misner seconded to adopt the Findings of Fact as amended. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor. Commissioner Tami moved and Commissioner Hamm seconded to approve the Conditions of Approval as amended. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor. Commissioner Doherty moved and Commissioner Hamm seconded to approve the preliminary plat with the conditions of approval. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor.

Replat - 4N284A TL 900 & 4N2824B TL 301 Dress Brothers LLP of WA 2550/2500 S Hwy 395

Planning Director presented the staff report. The plat splits the undeveloped portion of the lot into two lots and adjusts an access easement. One of the newly created lots is proposed for development with an equipment rental operation.

Testimony

Jeff Dress 83674 Country Heights Dr Kennewick WA- Responding to a commissioner's question about property development, Mr. Dress stated they would love to have had a grocery store on the property, however the grocers wanted a parcel 2.5 acres larger than they had available.

Findings of Fact

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by Highway 395 and E Penney Ave. Highway 395 is a state highway. E Penney Ave is a city street. Each street is fully improved adjacent to each lot and no further improvements are



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required.

§154.16 Street and Alley Width.

E Penney Ave adjacent to Lots 2 and 3 is 60 feet in width and was improved as part of the Ranch and Home construction. The 60 foot width meets the city standard for minor collector streets. Highway 395 is 130 feet in width and meets the city and state standard for principal arterial streets.

§154.17 Easements.

Multiple easements are shown on the plat. Access easements of 40 feet in width and benefitting all lots and providing connections and access to E Penney Ave and Highway 395 are shown. A 20 foot utility easement extends across Lot 2 southward from E Penney Ave. A 30 foot access and utility easement extends along the south lot line of Lot 2 as well.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Lot 1 is 245,242 square feet or 5.63 acres and contains an existing storage yard. Lot 2 is 372,566 square feet or 8.53 acres and contains the Ranch and Home store. Lot 3 is 128,066 square feet or 2.94 acres and is vacant.

§154.20 Character of Development.

The development is partially developed with retail commercial use. The newly created Lot 1 is intended for light industrial equipment rental, sales, and storage. No changes are proposed for the existing retail store on Lot 2. There are no current development plans for Lot 3 but it is likely to develop with highway oriented commercial use in the future. Uses permitted in the C-2, M-1, and M-2 zones are listed in 157.041, 157.055, and 157.056 of the Hermiston Code of Ordinances respectively.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed replat.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

§154.61 General Improvements

Public improvements are completed in E Penney Ave adjacent to the site. At the time of development of the Ranch and Home site, ODOT requested that additional improvements not be made in Highway 395.

§154.62 Water Lines

All lots are serviceable by municipal water. A looping 16-inch water line is installed and adjacent to all three lots.

§154.63 Sanitary Sewer System.

All lots are serviceable by municipal sewer. An eight-inch sanitary sewer line is installed and adjacent to all three lots.



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Preliminary Plat

Per §154.35(B) of the Hermiston Code of Ordinances, partitions creating three or fewer lots may be exempted from the preliminary plat requirements.

Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- D) The line of departure of one street from another. **Shown as required**
- E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- I) All necessary curve data. **Shown as required**
- J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**
- M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **Shown as required**
- N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements



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required. **Shown as required**

- O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)/ §157.055 Light Industrial Zone (M-1)/ §157.056 Heavy Industrial Zone (M-2)

There is no minimum lot size, lot width, or lot depth in the C-2, M-1, or M-2 zones. Lot 1 is 5.63 acres, Lot 2 is 8.53 acres, and Lot 3 is 2.94 acres. All lots are adequate in size, shape, transportation access, and utility support to develop viable economic uses. Uses permitted in the applicable zones are listed in §157.041, §157.055, and §157.056 of the Hermiston Code of Ordinances.

Conditions of Approval

1. Applicant shall receive certification pursuant to ORS 92.090 (7) from the governing irrigation district prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the governing irrigation district has certified the final plat is located within the district boundary for the purposes of receiving services and subjecting the subdivision to the fees and other charges of the district.

After a brief explanation about the mixed-use zone and city limits boundary, Commissioner Hamm moved and Commissioner Misner seconded to adopt the Findings of Fact. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor. Commissioner Serrano moved and Commissioner Hamm seconded to approve the Condition of Approval. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor. Commissioner Rebman moved and Commissioner Doherty seconded to approve the final plat with the Condition of Approval. Motion passed 5-0 with Commissioners Rebman, Serrano, Misner, Doherty, and Hamm in favor.

Planner comments and unscheduled communication

Commissioners discussed potential September meeting dates for the code amendment work session and regular agenda items, preferring two shorter duration meetings over one long meeting. Pending consultant and room availability, the September 9th meeting will be the work session and the regular planning commission meeting will be held on September 30th.

The November meeting date falls on a holiday and will need rescheduled at a future meeting.

There was a brief discussion regarding data center development and their impacts on the area.

Adjournment

Chairman Fialka adjourned the meeting at 7:55PM.



Oregon

Tina Kotek, Governor

Department of Transportation

Region 5

3012 Island Avenue

La Grande, OR 97850

(541) 805-6630

Kelli.N.Martin@odot.oregon.gov

August 5, 2026

City of Hermiston
C/O Clinton Spencer, Planning Director
VIA EMAIL: cspencer@hermiston.gov
180 NE 2nd Street
Hermiston, Oregon 97838

Subject: *Notice of Proposed Land Use Action,
Ranch and Home 2nd Replat of Lots 1 and 2 of Partition Plat 16-71
Oregon Department of Transportation Comments*

The Oregon Department of Transportation (ODOT) has received notice of a proposed land use action for the Ranch and Home 2nd Replat of Lots 1 and 2 of Partition Plat 16-71; submitted by Knutzen Engineering on behalf of Dress Brothers LLP of Washington (Owners). The properties subject to the replat are described as 4N2824A Tax Lot 900 and 4N2824B Tax Lot 301; replat includes the adjustment of an existing lot line, creation of a third lot, and the dedication of easements.

ODOT supports the proposal as submitted subject to the following comments.

ODOT has jurisdiction of Highway 054/US395, including responsibilities for managing access within the corridor. The highway is access controlled adjacent to the properties subject to this Replat. ODOT notes the creation of an additional parcel adjacent to the highway shall not result in the creation of any additional access rights, abutter's or otherwise. The subject properties are to be serviced via two existing reservations of access associated with the original mother parcel. These reservations of access are located at Sta. 416+82, the current location of the public connection identified as Penny Ave., and the existing right in – right out private connection at Sta. 423+51; both identified on ODOT Right of Way Map 9B-9-13. ODOT finds the Replat includes previously dedicated access easements consistent with these reservation of access locations, shown as Easement and R-O-W Notes 5 and 6 on pages 1, 2, and 3 of the Replat. The proposed division of property aligns with these easements and appears to provide adequate access to the subject parcels with access rights at these locations.

ODOT notes the private connection located at 423+15 is subject to the Change of Use Requirements outlined in OAR734-051-3020 upon development, redevelopment, and or other action that results in an increase of traffic utilizing the connection.

ODOT appreciates the opportunity to review and provide comment on this proposal. Please enter this letter into the record of the proceedings and provide me with a copy of the decision.

Respectfully,



Kelli Nicole Martin, P.E.
Region 5 Access Management Engineer

Cc: Rich Lani, ODOT District 12 Manager
Paul Howland, ODOT District 12 Assistant Manager
Jordan Ottosen, District 12 Permit Specialist
Teresa Penninger, ODOT Region 5 Planner

From: [Clinton Spencer](#)
To: [Heather LaBeau](#)
Subject: FW: Replat Application 2005-37 and Hermiston Homes Limited Land Use Decision TL 925 & 926
Date: Wednesday, August 5, 2026 11:38:26 AM

Clinton Spencer
Planning Director
(541) 667-5025
cspencer@hermiston.gov



From: MARTIN Kelli N <Kelli.N.MARTIN@odot.oregon.gov>
Sent: Wednesday, August 5, 2026 11:36 AM
To: Clinton Spencer <cspencer@hermiston.gov>
Cc: OTTOSEN Jordan <Jordan.OTTOSEN@odot.oregon.gov>; PENNINGER Teresa B <Teresa.B.PENNINGER@odot.oregon.gov>
Subject: Replat Application 2005-37 and Hermiston Homes Limited Land Use Decision TL 925 & 926

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of the City of Hermiston

Good morning Clint,

ODOT has received notice of the subject Replat Application and Limited Land Use Decision.

Replat Application 2005-37 – This proposal would result in very limited additional ADT and is not anticipated to impact the highway system. Therefore, ODOT has no comments.

Hermiston Homes Limited Land Use Decision TL 925 & 926 – No impact to traffic operations or facilities due to this decision. Therefore, ODOT has no comments.

Thank you for the opportunity to review and provide comment on these decisions and proposals.

Respectfully,

Kelli N. Martin, P.E.

Region 5 Access Management Engineer & Lead Roadway and Specifications Engineer

ODOT Region 5 Tech Center

3012 Island Ave

La Grande, OR 97850

Phone: 541.805.6630