

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:	Celski Hermiston, LLC (Contact: Robert Davis)	Phone:	5 [REDACTED]
Address:	[REDACTED]		
Property Owner(s):	Same as Applicant (Celski Hermiston, LLC)	Phone:	[REDACTED]
Address:	[REDACTED]		
Legal Description:	Parcel 1, Partition Plat No. 2005-20 and Parcel 1, Partition Plat No. 2007-44, located in the South Half of the Southwest Quarter of Section 2, Township 4 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon. (1340 NE 4th Street, Hermiston, OR 97838)		
Assessor's Map No:	4N-28-02CD	Tax Lot No:	400 and 600
Comp Plan Designation:	Commercial / Commercial Mixed-Use	Zoning Designation:	C-2 General Commercial / NCO Overlay
Current Use:	Underutilized Commercial Property	Request to Allow:	Townhome Residential Community (Mixed-Use Infill)

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.

APPROVAL CRITERIA & FINDINGS OF FACT

1. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:

The requested Conditional Use Permit is in full conformance with the City of Hermiston Comprehensive Plan and Zoning Ordinance. The proposed townhome development aligns with the city's growth management policies by encouraging compact, efficient infill and mixed-use redevelopment on commercial land. By offering residential options adjacent to existing commercial services, the project supports comprehensive plan goals to expand diverse housing options while maintaining long-term commercial vitality.

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:

The subject property (Tax Lots 400 and 600) comprises sufficient acreage and favorable geometry along NE 4th Street to accommodate the townhome structures, required off-street parking, vehicle maneuvering, perimeter setbacks, and open/landscaped spaces. The layout allows for full compliance with dimensional standards, stormwater management, and utility routing without needing dimensional variances.

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

The site is located within an established urban core served by existing municipal water, sanitary sewer, storm drainage, and public utility networks along NE 4th Street. Fire protection, police, and emergency services are currently active in the area. The existing transportation and utility infrastructure possesses sufficient capacity to absorb the residential demand without requiring major public capital investments.

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

The townhome development is designed to integrate seamlessly with surrounding commercial and residential land uses. High-quality architectural standards, landscaped buffer areas, and standard lighting controls will preserve neighborhood aesthetic standards and prevent adverse light, privacy, or traffic impacts on neighboring parcels, creating a walkable transition zone.

ADDITIONAL INFORMATION & SIGNATURES

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

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.