

**CITY OF HERMISTON**  
**APPLICATION TO AMEND ZONING ORDINANCE**  
*(Text or Map)*

Pursuant to the provisions of Section 26 of Hermiston Zoning Ordinance No. 1840, application is hereby made to amend the text or the zoning map for the following described property:

|                           |                                                                                                                                                                                                                                      |                         |                                               |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------|
| <b>Name of Applicant:</b> | Celski Hermiston, LLC                                                                                                                                                                                                                |                         |                                               |
| <b>Mailing Address:</b>   | [REDACTED]                                                                                                                                                                                                                           |                         |                                               |
| <b>Contact Person:</b>    | Robert Davis                                                                                                                                                                                                                         | <b>Phone:</b>           | [REDACTED]                                    |
| <b>Name of Owner:</b>     | Same as Applicant (Celski Hermiston, LLC)                                                                                                                                                                                            |                         |                                               |
| <b>Mailing Address:</b>   | [REDACTED]                                                                                                                                                                                                                           |                         |                                               |
| <b>Legal Description:</b> | 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. |                         |                                               |
| <b>Assessor's Map No:</b> | 4N-28-02CD                                                                                                                                                                                                                           | <b>Tax Lot No:</b>      | 400 and 600                                   |
| <b>Subdivision:</b>       | N/A (Partition Plats 2005-20 & 2007-44)                                                                                                                                                                                              | <b>Street Address:</b>  | 1340 NE 4th Street,<br>Hermiston, OR 97838    |
| <b>Current Zoning:</b>    | C-2 General Commercial                                                                                                                                                                                                               | <b>Proposed Zoning:</b> | Neighborhood Commercial<br>Overlay Zone (NCO) |

**IMPORTANT!** The zoning ordinance requires a positive recommendation from the Hermiston Planning Commission and approval from the Hermiston City Council before a change can be made to the zoning designation of any property. This approval must be determined after separate public hearings before these bodies.

Oregon's Land Use Planning Laws require "findings of fact" with regard to requests for zoning ordinance amendments. 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 help you to make findings and evaluate the merits of your request.

Inasmuch as **THE BURDEN OF PROOF IS ON THE PROPONENT**, 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**

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### **1. Explain how the requested change is in conformance with the comprehensive plan and also the goals and policies of the plan:**

The requested Neighborhood Commercial Overlay (NCO) designation is consistent with the City of Hermiston Comprehensive Plan and the stated purpose of the NCO district. The proposed development will provide new residential housing opportunities within walking distance of existing commercial services while maintaining the underlying commercial zoning designation. The NCO district specifically encourages infill development, redevelopment, and mixed-use development in commercial areas. The project promotes efficient use of urban land, utilizes existing infrastructure and public services, and supports the City's goals of accommodating growth while expanding housing opportunities for current and future residents.

The proposed townhome development represents an appropriate redevelopment of underutilized commercial property and advances the City's objectives of encouraging compact development patterns, reducing vehicle trips, and supporting pedestrian-oriented neighborhoods.

### **2. Describe the public need for the rezoning and whether that public need is best served by changing the zoning classification on the property under consideration:**

Hermiston continues to experience population growth and increasing demand for housing. The proposed NCO designation will facilitate development of a townhome community that will provide additional housing opportunities for workforce families, professionals, and residents seeking quality housing options within the city.

The NCO district was specifically established to create commercial areas that support residential uses within walking distance of goods and services. Application of the overlay district will help address local housing needs while preserving the long-term commercial viability of the area.

### **3. Explain how the public need is best served by changing the classification of the site in question as compared with other available property:**

The subject property is uniquely positioned to serve the goals of the NCO district due to its location along NE 4th Street, proximity to existing commercial services, and access to public infrastructure. The property is located within an established urban area where residential development can occur without requiring significant public investment in new infrastructure.

Compared to other available properties, this site provides an opportunity to create a walkable residential community adjacent to commercial services, consistent with the purpose of the NCO overlay district. Development of this property will support efficient land use patterns and reduce transportation demands by allowing residents to live closer to services and employment opportunities.

**4. Explain how the potential impact upon the area resulting from the change has been considered:**

Potential impacts associated with the proposed NCO designation and residential development have been carefully considered. The proposed townhome development will be designed and constructed in accordance with all applicable City of Hermiston development standards regarding access, parking, landscaping, setbacks, drainage, utility service, and building design.

The NCO district was specifically established to encourage compatible mixed-use development in commercial areas. The proposed project is consistent with that purpose and will provide additional housing opportunities while maintaining compatibility with surrounding land uses. The development will utilize existing infrastructure and public services, minimizing impacts on adjacent properties and public facilities.

**ADDITIONAL INFORMATION & SIGNATURES**

**ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO THE 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.
3. A metes and bounds legal description of the perimeter of the entire parcel. A metes and bounds description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the planning commission requests the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the planning commission retains the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impact based upon the testimony provided at the hearing.

I am the: ☒ owner ☐ owner(s) authorized representative. (If authorized representative, please attach a signed letter from the owner.)

Applicant's Signature

Date

**OUT-OF-POCKET EXPENSES FOR MAILING & PUBLICATION COSTS WILL BE BILLED LATER**

**NOTE:** The planning commission shall conduct a public hearing on the proposed amendment at the earliest regular meeting, after the application is submitted, in accordance with the public hearing procedures under Section 27(3) of Hermiston Zoning Ordinance No. 1840. Both text and map amendments shall also be submitted to the Department of Land Conservation and Development 35 days prior to the date set for final action by the city council except as provided for under ORS 197.601.

For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or by telephone (541) 667-5025. The City's FAX number is (541) 567-5530.

**OFFICE USE ONLY**

|               |         |             |             |              |      |            |         |
|---------------|---------|-------------|-------------|--------------|------|------------|---------|
| Date Filed:   | 7-22-26 | Fee:        | \$1,500.00  | Received By: | hkpl | Date Paid: | 7-20-26 |
| Meeting Date: | 9-9-26  | Receipt No: | 7.000000397 |              |      |            |         |