

Patricia Lynn Gutierrez  
155 SW 3rd Street  
Hermiston, OR 97838

March 2, 2026

City of Hermiston – Planning and Zoning Department

To whom it may concern:

I am writing in strong support of the proposed rezoning of Diane Larkin's property at the corner of 3rd and Locust Streets from commercial to residential. As the current resident at the address above—and the only residential property on this side of the street—I have observed increasing foot and vehicle traffic, including a greater presence of unhoused individuals. While Ms. Larkin maintains her property well, its vacancy leaves it vulnerable to vandalism, particularly as warmer weather brings more activity near the bus stop and surrounding blocks.

Converting the property to a personal residence or short-term rental would provide a stable presence, strengthen neighborhood safety, and positively contribute to the character of the area. It is an excellent location for residential use and would be far better utilized as a home than as an unused commercial space.

Thank you for your consideration. I strongly support rezoning the property to residential use.

Sincerely,

A handwritten signature in black ink that reads "Patricia Lynn Gutierrez". The signature is written in a cursive style with a large, sweeping flourish at the end.

Patricia Lynn Gutierrez

To whom it may concern,

My name is Krickett Mabe, and I am a resident of Hermiston. I am writing this letter in support of Diane Larkin's request to rezone her current building on the corner of SW 3<sup>rd</sup> St. and W Locust Ave. As I currently live at 140 SW 2<sup>nd</sup> St. I have firsthand knowledge of the current state of the area in question. I have been at my current address for several years and have been aware of Diane's space when it was her salon and also currently as it sits vacant. I also am a longtime member of The Solid Rock Community Church which sits at 160 SW 2<sup>nd</sup> St. and also owns 120 SW 2<sup>nd</sup> St. As a resident and ongoing church member we have had growing concern over the area becoming such a high traffic area for the houseless members in our city. As a church member we made the tough decision this past year to make our properties a no trespass area because of the consistent and continued unauthorized entry to private areas on the properties. Also as a resident, I have continuing issues with people loitering on the property, getting into garbage cans, leaving garbage everywhere, turning on faucets and leaving water running, and even using the area behind the church, the side yard and alleyway as a bathroom area. It is an ongoing and pressing issue that is both frustrating, disheartening, and sometimes expensive. I understand there is an underlying issue that needs to be addressed and this is not the platform for that. Compounding the issues are that we have had a significant increase in the amount of foot traffic due to the added placement of several bus stops to the corner of SW 2<sup>nd</sup>. It has made it difficult to handle the amount of people loitering in the corners and areas as they wait for an upcoming bus. I only bring these issues to the forefront as another reason I support Diane in her quest to make sure her property is safe, secure and occupied. We all know a vacant property is a magnet for various forms of unwanted, undesirable, and troublesome attention, turning them from a valuable asset into a significant liability if left vacant and unmonitored. Diane works hard to ensure that her property is well lit, clean and open and monitored well.

In conclusion, I truly believe that Diane's commitment to this property has already been proven through her diligent maintenance. Granting this rezoning will provide her with the necessary tools to keep her property safe, secure, and thriving despite the challenges of increased foot traffic. I fully stand behind her quest and hope you will consider this proposal as a positive impact to the area. Hermiston is showing huge amounts of growth over the last few years and an occupied property will bring more value to the area than an empty property. Thank you for your consideration.

Krickett Mabe

A handwritten signature in black ink that reads "Krickett Mabe". The signature is written in a cursive, flowing style with a large initial 'K' and 'M'.