



January 23, 2026

City of Hermiston
Building & Planning Department
180 NE 2nd Street
Hermiston, OR 97838

RE: Final Plat Application – Upland Meadows Phases 3 and 4

Please accept this letter and the enclosed materials on behalf of Redmond Land Group, LLC (Applicant), for the Final Plat Application for Upland Meadows Phases 3 and 4. The City of Hermiston Planning Commission approved a preliminary plat for the Upland Meadows subdivision located at 811 E Theater Lane on January 10, 2024. The preliminary plat was approved with conditions, which have been met and are addressed in this narrative, along with the applicable final plat requirements in Code of Hermiston Chapter 154. These findings are supported by substantial evidence in the Final Plat Application, including the Final Plat, completed Final Plat Review Form, and the January 16, 2024 Preliminary Plat Approval Letter. Considered together, this information provides the necessary basis for the City to approve the application.

Applicable Criteria

Code of Hermiston

Title 15 Land Usage

Chapter 154 SUBDIVISIONS

Final Plat

154.45 Submission to City Council

The final plat shall be submitted to the City Council in a form as prescribed by the statutes of the state and as acceptable to the city. In addition to the requirements of the law, the subdivider shall provide the city with three prints on transparencies acceptable to the City Planner, and three prints thereof, together with copies of any deed restrictions where such restrictions are too lengthy to be shown on the plat; provided, however, that these transparencies need not be submitted until the final plat has been approved by the City Council.

Response: The Final Plat (Exhibit B) has been prepared by a Professional Land Surveyor (PLS) registered in the State of Oregon in the form prescribed in Oregon Revised Statute (ORS) Chapter 92. Copies of the plat can be provided to the City in the manner described in 154.45. The requirements are, or can be, met.

154.46 Final Plat Requirements

The final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings;
- (B) The lines of all proposed streets and alleys with their width and names;
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use.
- (D) The line of departure of one street from another;

- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;
- (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;
- (I) All necessary curve data;
- (J) The location of all survey monuments and bench marks together with their descriptions;
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;
- (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;
- (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 required; and
- (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.

Response: The Final Plat (Exhibit B) shows the applicable elements listed above.

Conditions of Approval

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.

Response: The Applicant has coordinated with Hermiston Irrigation District (HID) and the Final Plat (Exhibit B) contains a signature line for HID. HID signature can be collected prior to City of Hermiston signature on the final plat. The condition is, or can be, met.

2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.

Response: Grading, storm drainage, curb and gutter, sidewalks, street paving, and service utilities for the subdivision have been designed and constructed in compliance with City standards and specifications. Upon final approval from the City engineer, the condition will be met.

3. Streetlights shall be installed at the applicant’s cost. Once installed, the City will assume the monthly service charges.

Response: Streetlights have been installed and will be part of the public infrastructure dedicated to the City concurrent with the Final Plat. The condition is met.



4. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinance (relating to the control of blowing dust) during all phases of construction.

Response: Construction of Phases 3 and 4 has occurred in accordance with the applicable provisions of Section 92.22 of Hermiston Code of Ordinance.

5. All streets shall be designated in accordance with 94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. Specifically, Roads 2, 3, and 4 are streets running east/west and shall all be designated as Avenues. The NE 9th Place extension is properly designated in the preliminary plat and shall retain that designation. Road 1 forms a complete loop around the development and shall be designated as a Drive. A short section of road is in alignment with NE 8th Place and shall be designated as NE 8th Place.

Response: The Final Plat (Exhibit B) shows E Maple Brook Avenue (Road 3) and E Colby Avenue (Road 4) running east/west. NE 9th Place is shown running north/south. The condition is met.

6. Easements of at least 10 feet in width shall be provided along all street frontages.

Response: The Final Plat (Exhibit B) shows 10-foot Public Utility Easements (PUEs) along the frontage of each lot. The condition is met.

7. The development abuts NE 10th Street. Although no access to NE 10th Street is proposed, the 60 feet of frontage for NE 10th Street shall be improved to urban major collector status concurrent with the Phase 8 improvements. Should the phasing of the development change from that proposed on the preliminary plat, the improvements shall be installed at the same time as then improvements corresponding to Phase 8 on the preliminary plat.

Response: Phases 3 and 4 are located in the center of the project. NE 10th Street is located at the north end of the project. Phases 3 and 4 do not front NE 10th Street; therefore, the condition does not apply to Phases 3 and 4. However, the condition can be met when future phases along NE 10th Street are constructed.

8. The north line of E Theater Lane along the entire frontage of the development shall be improved to urban minor collector status concurrent with each abutting phase improvements.

Response: Phases 3 and 4 are located in the center of the project. E Theater Lane is located along the south end of the project. Phases 3 and 4 do not front E Theater Lane; therefore, the condition does not apply to Phases 3 and 4. However, the condition can be met when future phases along E Theater Lane are constructed.

9. A connection to NE 10th Street is necessary for pedestrian access and secondary fire access.

Response: Phases 3 and 4 are located in the center of the project. NE 10th Street is located at the north end of the project; therefore, the condition does not apply to Phases 3 and 4. However, the condition can be met with the appropriate future phase.

10. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

Response: No outdoor storage of chemicals or underground storage of gasoline or diesel fuels are planned during or after the construction of this subdivision; therefore, this standard is met.

11. A notation shall be placed on the final plat stating that lots 34 through 56 shall not establish driveways onto Theater Lane

Response: Phases 3 and 4 are located in the center of the project. E Theater Lane is located along the south end of the project. Phases 3 and 4 do not front E Theater Lane; therefore, the condition does not

apply to Phases 3 and 4. However, the condition can be met when future phases along E Theater Lane develop.

Please let us know if you have any questions or need any additional information for the Final Plat review. Thank you in advance for your time.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink, appearing to read "Joey Shearer".

Joey Shearer, AICP
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Attachments:

- Exhibit A – Final Plat Review Form
- Exhibit B – Final Plat
- Exhibit C – Narrative
- Exhibit D – Preliminary Plat Approval Letter