



PLANNING COMMISSION

Council Chambers, 180 NE 2nd Street

Where Life is Sweet

December 10, 2025 at 7:00 PM

AGENDA

*Other ways of viewing or participating in live meetings are available through:
Zoom with Meeting ID: 836 2582 6527 Passcode: 470746 Telephone number to join is: 1 253
215 8782; or submitting comments to meetings@hermiston.gov*

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the November 12, 2025, regular planning commission meeting

3. NEW BUSINESS

A. Replat- Anderson 4N2815AB Tax Lot 13300 & 13400 - 625 W Division Ave/610 W
Johns Ave

4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

5. ADJOURN

**** AMERICANS WITH DISABILITIES ACT NOTICE ****

Please contact Hermiston City Hall, 180 NE 2nd Street, Hermiston, OR 97838 (Phone No. 541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900 or 711.



PLANNING COMMISSION

Regular Meeting Minutes
November 12, 2025

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Misner, Caplinger, Saylor, Guerrero, Doherty (via Zoom) and Hamm. Commissioners Kirkpatrick and Serrano were excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. Councilor Kelso and Youth Advisor Maddix Medrano were also in attendance.

Chairman Fialka welcomed everyone to the meeting and thanked Vice-Chairman Doherty for leading the October meeting.

Minutes

Commissioner Hamm moved, and Commissioner Saylor seconded to approve the minutes of the October 10, 2025, regular meeting. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero, and Hamm in favor.

Partition Plat- The Hub Hermiston LLC 4N2811AD Tax Lot 100 – 963 E Diagonal Blvd

Planning Director Spencer presented the staff report. The development plan of multi-family residential and mini storage has not changed; the partition is proposed for financing purposes on the overall project. Each of the two lots will be split zoned.

Testimony

Mark Grenz Multi-Tech Engineering 1155 13th St SE Salem OR 97302 (via Zoom)- Mr. Grenz is the project engineer. He stated staff did a complete job covering the project in the staff report. The cost of the project is between 28-30 million dollars. The land division is proposed due to financial reasons. While the reviews for planning and building were submitted as one piece; the project will be two phases; working west to east.

Findings of Fact

Chapter 94: Streets and Sidewalks

No street creation or extension is proposed on the preliminary plat. Both streets providing access are properly labeled on the preliminary plat. The street naming requirements of Chapter 94 are satisfied.

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is serviced by E Jennie Ave and E Diagonal Blvd. The scope of the development will not change the functional classification of either street. Development will require improvements to adjacent streets as required by the conditions of approval for the site plan and conditional use permit for the site.

No offset streets are proposed, no street intersection angle varies by more than 10% from a right angle, and streets obviously in alignment with existing streets will bear the name of the existing street. The relational standards are satisfied.

154.16 Street and Alley Width.

No street dedication is proposed. All adjacent streets meet the width standards for their respective classification. The street design standards are satisfied.



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154.17 Easements.

Utility easements of 10 feet in width shall be provided on all street frontages. ORS 92.044 only permits cities to require utility easements abutting a street. However, there is also an existing access easement to E Diagonal Blvd which is properly reflected on the plat. A new shared access easement is proposed along the shared property line common to Parcels 1 and 2. This easement protects the right of users to cross from lot to lot while accessing the site.

154.18 Blocks.

There are no blocks proposed as part of the subdivision proposal.

154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19(A) of the Hermiston Code of Ordinances. All side lot lines are at right angles to straight street lines as required by §154.19(B). All lots are at least 60 feet wide as required by §154.19(C). Each lot exceeds the minimum lot size of 5,000 square feet in the R-3 zone.

There are no corner lots in the development. The provisions of §154.19(D) and (E) are not applicable.

There are no flag lots in the development. The provisions of §154.19(F) are not applicable.

154.20 Character of Development.

Staff understands that the applicant intends to build a multi-family and commercial development on the site and has received approval from the city.

154.21 Parks, School Sites and the Like

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed development. There are three existing schools (Highland Hills Elementary, Loma Vista Elementary, and Sandstone Middle School) in the neighborhood.

Preliminary Plat

The preliminary plat was filed on August 18, 2025, more than 30 days prior to the November 12 planning commission meeting in accordance with §154.35(A)

The preliminary plat contains most of the information required by 154.35 of the Hermiston Code of Ordinances.

The following items are not included with the preliminary plat:

- 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;
- 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



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Regular Meeting Minutes
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and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots;

The above information must be included unless waived by the planning commission. Profiles for the streets and utility information are required as part of the civil drawing review process and final plat process. Staff recommends that the planning commission waive the required information for the preliminary plat but require it for civil drawing submission as part of the site development process.

Required Minimum Improvements

154.60 Permanent Markers.

All subdivisions shall be surveyed in accordance with ORS 92.050 through 92.080. The preliminary plat has been surveyed.

154.61 General Improvements, 154.62 Water Lines, 154.63 Sanitary Sewer System, 154.64 Drainage, 154.65 Sidewalks, 154.66 Bikeways.

General improvements are detailed in the conditions of approval for the site development. All conditions of approval remain in effect. No additional requirements related to general improvements, water, sanitary sewer, drainage, sidewalks, and bikeways are required for this partition.

Chapter 157: Zoning

157.027 Medium Density Residential Zone (R-3)

All the proposed lots are created in conformance with the requirements of the R-3 zone. All the proposed lots exceed the minimum lot size of 5,000 square feet. All proposed lots are at least 60 feet wide and 80 feet deep. The lot sizes proposed for the development exceed the minimum size required in the R-3 zone for multi-family dwellings. Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances.

157.043 Neighborhood Commercial Overlay (NCO)

The NCO zone does not have dimensional standards for lots. The lot sizes proposed for the development are adequate for multi-family dwellings. Uses permitted in the NCO zone are listed in §157.043 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a 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



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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.
2. All conditions of approval from the June 12, 2025 site plan approval and July 11, 2025 conditional use approval shall remain in effect.

After some discussion, Commissioner Hamm moved and Commissioner Saylor seconded, to adopt the Findings of Fact as amended. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero, and Hamm in favor. Commissioner Hamm moved, and Commissioner Saylor seconded, to impose the two Conditions of Approval as drafted. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero, and Hamm in favor. Commissioner Saylor moved, and Commissioner Guerrero seconded to approve the preliminary plat with the conditions of approval. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero and Hamm in favor.

Replat – Umatilla County Housing Authority 4N2811CD Tax Lot 1100 – 588 E Newport Ave

Planning Director Spencer presented the staff report. The plat is proposed to eliminate existing lot lines and create one lot. The plat will also vacate an existing utility easement. These actions allow the proposed building to be constructed without crossing property lines and the easement. A 17-unit apartment complex to serve military veterans is proposed.

Public Testimony

Lisa Rogers Casa of Oregon 20508 SW Roy Rogers Rd Suite 155 Sherwood OR 97140- Ms. Rogers is the Deputy Director of Casa of Oregon. In response to commissioners' questions, Ms. Rogers stated the grant funding for the project restricts the housing to veterans for a minimum of 60 years. They have also received vouchers for 15 of the units to subsidize for lower incomes. The intent is for the project to be veteran housing in perpetuity. There is a process to request nonveterans to be in the facility, however it takes time to go through the process and their studies have shown that there is a lack of housing available and few resources available here for the veteran population. Umatilla County Housing Authority has service agreements with other veteran's services to bring the resources on site. They hope to begin construction at the end of December/first of January.

Roger Condie Umatilla County Housing Authority 155 SW 10th St- Mr. Condie is the Executive Director of the Umatilla County Housing Authority. He thanked Ms. Rogers for her help with the project. He also serves on the board of Stepping Stones Alliance. He has good connections with various organizations that serve the homeless population. One of those is Blue Mountain Action Council whose focus is on homeless veterans. They will help run this proposed program and are excited for the project.

Findings of Fact

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by E Newport Ave and SE 6th Street. All street rights of way are already platted and no changes are proposed. SE 6th St is fully improved with paving, curb, gutter, and sidewalk. E Newport Ave is partially improved with paving, curb, and gutter.

§154.16 Street and Alley Width.



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E Newport Ave is 60' in width and SE 6th St is 50' wide. All existing rights of way are in compliance with the city standards for local residential streets.

§154.17 Easements.

There is an existing 15-foot utility easement running east/west that is being vacated with this replat. Staff recommends requiring 6' public utility easements along the property frontage of E Newport Ave and SE 6th St. ORS 92.044 only permits cities to require easements abutting a street.

§154.18 Blocks.

Block length is not applicable to this replat. All existing streets are platted per the recorded plat for Newport Addition to Hermiston.

§154.19 Lots.

The lot is approximately 40,510 square feet. The minimum lot size for a corner lot in an R-3 zone is 6,000 square feet. Multi-family development requires a minimum lot size of 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater. The lot size of 40,510 square feet permits up to 20 multi-family units and 17 are proposed. The minimum lot size is met for the R-3 zone.

§154.20 Character of Development.

The site is currently vacant. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances. The property has received site plan approval to construct a 17-unit multi-family development to serve military veterans. The surrounding neighborhood is a mix of single family detached housing, attached single-family housing, mobile home park, and a city park.

§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. Newport park is located directly across the street from the property.

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

All streets are paved with some improvements. The civil improvements for this development are currently in review. All general improvements shall be completed prior to a certificate of occupancy issuance for any dwelling.

§154.62 Water Lines

Water is available in E Newport Ave and SE 6th St. Water system extensions and fire hydrant locations must be approved by the city engineer.

§154.63 Sanitary Sewer System.

Sewer is available in E Newport Ave and SE 6th St. The sewer layout must be approved by the city sewer superintendent and the city engineer.



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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. **These will be reviewed as part of the civil improvement review process.**
- (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. **No restrictions are proposed and none are referenced 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. **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.**



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Chapter 157: Zoning

§157.027 Medium-High Density Residential (R-3)

The property is 40,510 square feet. The property is currently vacant. The lot size is adequate to accommodate a variety of allowed uses, including the proposed multi-family development. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances.

§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 work with and receive certification from the Hermiston Irrigation District prior to final plat approval. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
2. 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.
3. Easements of six feet in width shall be provided on all lot lines abutting a public street.
4. All conditions of the July 30, 2025 site plan approval remain in effect.

Commissioner Hamm moved and Commissioner Saylor seconded to approve the Findings of Fact. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero, and Hamm in favor. Commissioner Misner moved, and Commissioner Hamm seconded to impose the conditions of approval. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero, and Hamm in favor. Commissioner Hamm moved and Commissioner Saylor seconded to approve the final plat with the conditions of approval. Motion passed 6-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Guerrero, and Hamm in favor.

Commissioners commended the Umatilla County Housing Authority for their work on all their properties.

Planner comments and unscheduled communication

Planning Director Spencer wished the commissioners a Happy Thanksgiving expressing his appreciation for all the time and effort they give in service to the community.

Commissioner Hamm shared that Placer AI reported 11,800 uses for the pickleball courts between mid-June and mid-October.



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As this was Youth Advisor Medrano's first meeting, the commissioners introduced themselves. Youth Advisor Medrano is a junior at Hermiston High School and is interested in seeing the community grow. He hopes to attend more meetings.

Commissioner Saylor received a letter (attached) from Oregon Governor Kotek thanking her for her 50 years of service on the planning commission.

Adjournment

Chairman Fialka adjourned the meeting at 7:47PM.

Heather LaBeau

From: Lisa Rogers <lrogers@casaoforegon.org>
Sent: Tuesday, November 11, 2025 4:41 PM
To: City of Hermiston Meetings
Cc: Roger Condie; Tristin Martinez; Rosa Andalon; Kotaro Chavez
Subject: Planning Commission Meeting November 12, 2025

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

Hello,

My name is Lisa Rogers and I am the development consultant working with the Umatilla County Housing Authority on the development of Liberty Village Apartments in Hermiston. At your meeting tomorrow it shows that you will be discussing the **Replat-Umatilla County Housing Authority 4N2811CD Tax lot 1100 588 E Newport Ave.** I will be joining the meeting virtually and am available for any questions you might have. I did not see a sign up sheet for speaking and if there is one, please let me know where to find it.

Thank you for your consideration of this plat request. We are so excited for Liberty Village to move toward construction, and look forward to seeing you all tomorrow.

All the best,



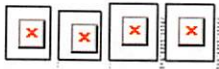
LISA ROGERS

DEPUTY DIRECTOR, SHE, HER, HERS

20508 SW Roy Rogers Rd. Suite 155, Sherwood, OR 97140

P: 503-687-3306 F: 503-537-0558

lrogers@casaoforegon.org | CASAOFOREGON.ORG



HERMISTON IRRIGATION DISTRICT



366 East Hurlburt Ave
Hermiston, OR 97838-2445
Phone: 541-567-3024
Mobile: 541-571-7698
E-mail: Manager@HermistonID.org

November 12, 2025

City of Hermiston
Director Clint Spencer
180 NE 2nd St
Hermiston, OR 97838

RE: Umatilla County Housing Authority – 4N2811CD 1100

Director Spencer,

HID has reviewed the proposed replat for the property listed above. The property is within the District boundary, however, there are no water rights, HID facilities or federal easements.

HID has no objection to the replat. Thank you for the opportunity to review and comment on this project.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist
Land Use Planning



TINA KOTEK
GOVERNOR

August 26, 2025

Margaret E. Saylor
City of Hermiston Planning Commission
180 NE 2nd Street
Hermiston, OR 97838

Dear Margaret,

On behalf of the State of Oregon, I want to extend my gratitude for your contributions and 50 years of service with the City of Hermiston Planning Commission.

You have demonstrated steadfast commitment to thoughtful land use planning and the responsible stewardship of Hermiston's growth. Your leadership has helped shape a thriving, vibrant community that reflects the values of collaboration, foresight, and care for both present and future generations.

Your enduring service stands as a shining example of civic dedication. Your wisdom and integrity have positively impacted countless planning decisions that have strengthened the fabric of the Hermiston community and upheld the principles of Oregon's landmark land use system.

With admiration and appreciation,

Governor Tina Kotek





Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
 For the Meeting of December 10, 2025

Title/Subject

Replat- Anderson 4N2815AB Tax Lot 13300 & 13400 - 625 W Division Ave/610 W Johns Ave

Summary and Background

George Anderson has submitted an application for a replat to adjust the lot line common to two lots for property located at 625 W Division Ave. The property is approximately 0.65 acres and contains a single-family dwelling, a detached garage with accessory dwelling, and an outbuilding. The property is described as 4N2815AB Tax Lots 13300 and 13400 and is zoned Low Density Residential (R-1). The proposal will vacate an existing lot line and create a new lot line approximately 20 feet to the south, creating two parcels. The property is under contract for sale to another party who has also consented to the replat.

The existing property contains two lots (Lot 2 of the Anderson-Owens Replat and Lot 7, Block 2, Linda Estates). The applicant wishes to adjust the common lot line to protect existing trees and contain these trees entirely upon Lot 1. Adjustment of lot lines forming the exterior boundary of plats can only be accomplished through a replat process and a property line adjustment process cannot be used. There is an existing 12 foot utility easement straddling the existing common property line. No adjustment to this easement is proposed and the easement will remain.

The minimum lot size in the R-1 zone is 8,000 square feet. Each lot will exceed the minimum lot size following replatting. Lot 1 will be 19,130 square feet and Lot 2 will be 9,431 square feet.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to property owners within 100 feet on November 26, 2025. A sign informing the public of the proposal was placed on the property on November 26, 2025. No comments were received as a result of the notice.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.35, and 157.025 of the Hermiston Code of Ordinances. The preliminary plat requirements and findings are attached to this report as Exhibit A. The recommended conditions of approval are attached as Exhibit B. The map showing the property boundary, adjacent streets, and parcels, is attached as Exhibit C. An aerial photo is attached as Exhibit D. The preliminary plat as prepared by the surveyor is attached as Exhibit E.

Tie-In to Council Goals

Approval of plats is a matter of administration of City ordinances.

Fiscal Information

The property currently has an assessed valuation of \$748,000. Division of the land will create an additional buildable residential lot, generating approximately \$3,000 in annual property taxes.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the plat.

Recommended Action/Motion

Staff recommends the planning commission approve the preliminary plat with the conditions.

- Motion to approve the findings of fact
- Motion to approve the preliminary plat with the conditions of approval

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
George Anderson Replat
December 10, 2025

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by W Division Ave, SW 6th St, and W Johns Ave. All street rights of way are already platted and no changes are proposed. All streets are fully improved to local residential street standards.

§154.16 Street and Alley Width.

W Johns Ave is 60' in width. SW 6th St and W Division Ave are 50' wide. All existing rights of way are in compliance with the city standards for local residential streets.

§154.17 Easements.

There is an existing 12-foot utility easement running east/west along the property line common to the existing Tax Lots 13300 and 13400. Following replatting the easement will be located entirely on the newly created Lot 1. There are existing six foot public utility easements along all street frontages. All easements are shown as required on the plat and no changes to the easements are necessary.

§154.18 Blocks.

Block length is not applicable to this replat. All existing streets are platted per the recorded plats.

§154.19 Lots.

Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone.

§154.20 Character of Development.

The site currently contains a single-family dwelling, a detached garage, an accessory dwelling, and an outbuilding.

§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 property. The site is within 1,000 feet of Desert View Elementary School to the west on W Johns Ave.

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

All streets are fully improved to local residential standards. No additional improvements are required.

§154.62 Water Lines

Water is available in W Johns Ave, W Division Ave, and SE 6th St. In the event of residential development on Lot 2, all costs related to connecting the newly created Lot 2 to water shall be borne by the developer of said Lot 2.

§154.63 Sanitary Sewer System.

Sewer is available in W Johns Ave, W Division Ave, and SW 6th St. In the event of residential development on Lot 2, all costs related to connecting the newly created Lot 2 to sewer shall be borne by the developer of said Lot 2.

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; **Staff recommends the planning commission waive this requirement**

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 of adjoining parcels of unsubdivided land; **Shown as required**
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; **Staff recommends the planning commission waive this requirement**
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 **Staff recommends the planning commission waive this requirement**
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 and direct the applicant to proceed to the final plat.

Chapter 157: Zoning

§157.025 Low Density Residential (R-1)

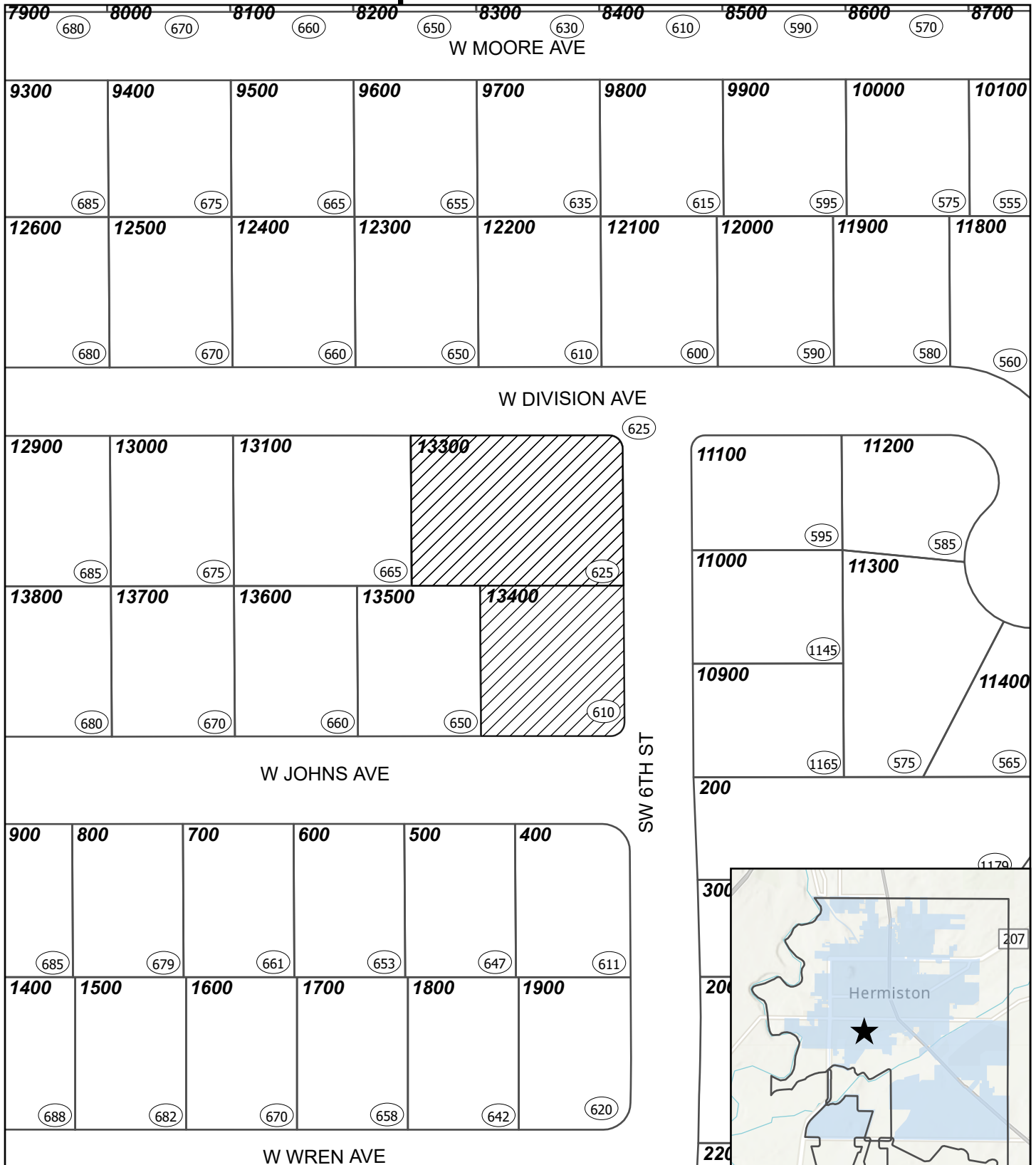
Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone. Uses permitted in the R-1 zone are listed in 157.025 of the Hermiston Code of Ordinances.

Exhibit B
Conditions of Approval
George Anderson Replat
December 10, 2025

The following conditions of approval are proposed:

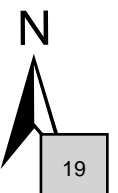
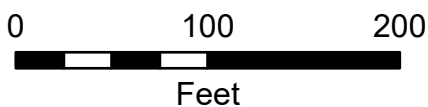
1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.

Notice of Proposed Land Use Action



Legend

- Area of Proposed Land Use Action
- Property Line
- City Limits
- Urban Growth Boundary

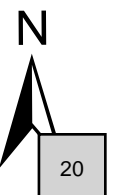


Notice of Proposed Land Use Action



Legend

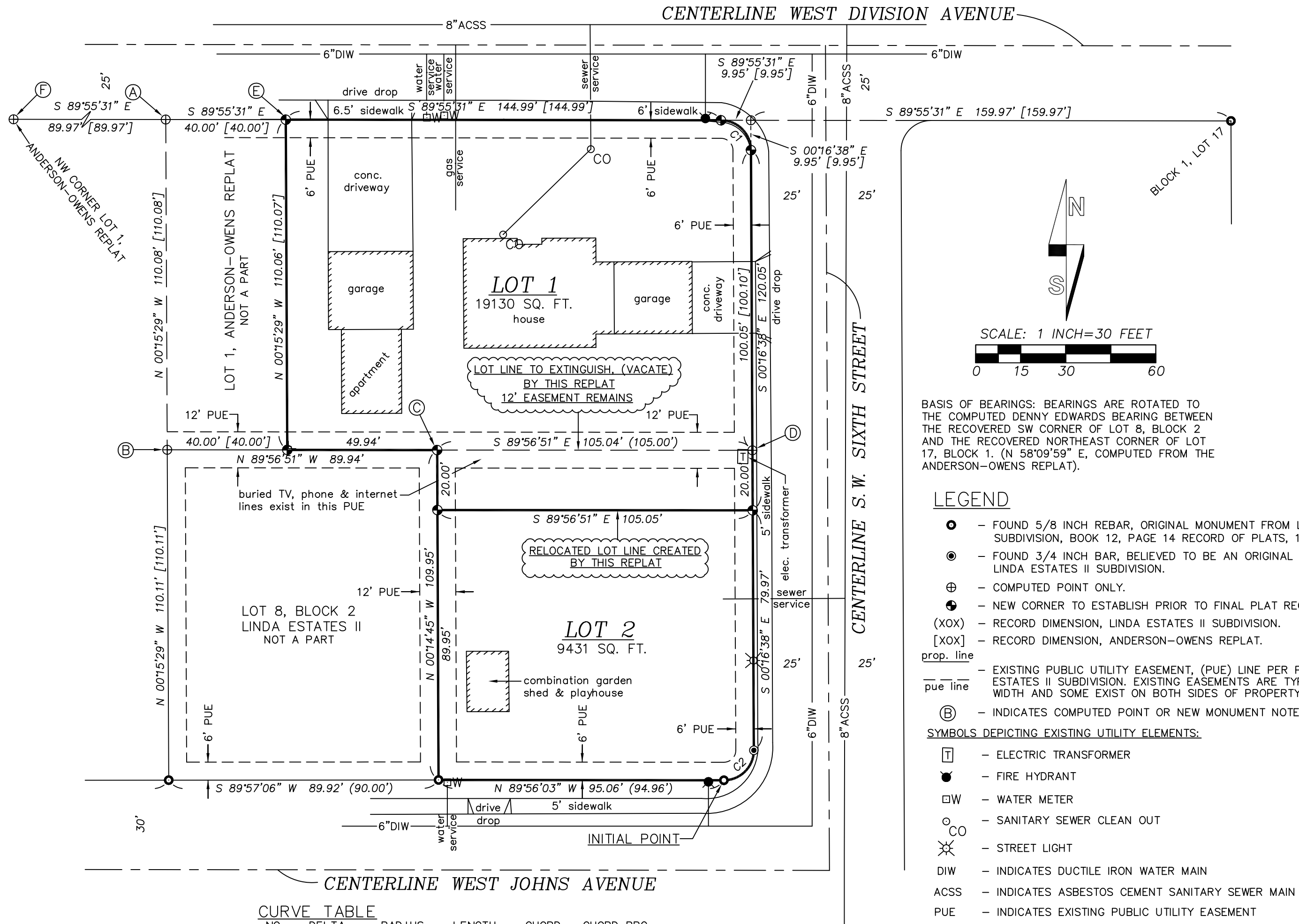
- Area of Proposed Land Use Action
- Property Line
- City Limits
- Urban Growth Boundary



GEORGE ANDERSON REPLAT

A REPLAT OF LOT 2 OF ANDERSON-OWENS REPLAT AND
LOT 7, BLOCK 2 LINDA ESTATES II SUBDIVISION IN THE
CITY OF HERMISTON
SITUATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15,
T4N., R28E., W.M., UMATILLA COUNTY, OREGON

PRELIMINARY PLAT
OCTOBER, 2025



BASIS OF BEARINGS: BEARINGS ARE ROTATED TO
THE COMPUTED DENNY EDWARDS BEARING BETWEEN
THE RECOVERED SW CORNER OF LOT 8, BLOCK 2
AND THE RECOVERED NORTHEAST CORNER OF LOT
17, BLOCK 1. (N 58°09'59" E, COMPUTED FROM THE
ANDERSON-OWENS REPLAT).

LEGEND

- - FOUND 5/8 INCH REBAR, ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION, BOOK 12, PAGE 14 RECORD OF PLATS, 1978.
- - FOUND 3/4 INCH BAR, BELIEVED TO BE AN ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION.
- ⊕ - COMPUTED POINT ONLY.
- - NEW CORNER TO ESTABLISH PRIOR TO FINAL PLAT RECORDING.
- (XOX) - RECORD DIMENSION, LINDA ESTATES II SUBDIVISION.
- [XOX] - RECORD DIMENSION, ANDERSON-OWENS REPLAT.
- prop. line - EXISTING PUBLIC UTILITY EASEMENT, (PUE) LINE PER PLAT OF LINDA ESTATES II SUBDIVISION. EXISTING EASEMENTS ARE TYPICALLY 6 FEET IN WIDTH AND SOME EXIST ON BOTH SIDES OF PROPERTY LINE, AS SHOWN.
- Ⓟ - INDICATES COMPUTED POINT OR NEW MONUMENT NOTE---SEE TABLE.

SYMBOLS DEPICTING EXISTING UTILITY ELEMENTS:

- Ⓜ - ELECTRIC TRANSFORMER
- - FIRE HYDRANT
- W - WATER METER
- CO - SANITARY SEWER CLEAN OUT
- ⊙ - STREET LIGHT
- DIW - INDICATES DUCTILE IRON WATER MAIN
- ACSS - INDICATES ASBESTOS CEMENT SANITARY SEWER MAIN
- PUE - INDICATES EXISTING PUBLIC UTILITY EASEMENT

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89°46'37"	10.00'	15.67'	14.11' S 45°06'04" E	
C2	89°52'44"	10.00'	15.69'	14.13' S 44°59'59" W	
C1	RECORD:	(10.00')	(15.65')		
C2	RECORD:	(10.00')	(15.76')		

NOTES:

- THE VARIOUS SERVICE LINES SHOWN, SEWER, WATER GAS, ETC., ARE EXISTING LINES.
- EXISTING SPRINKLER AND SPRINKLER CONTROL LINES EXTENDING FROM NEW LOT 1 ONTO NEW LOT 2 ARE TO BE CUT AND CAPPED AT THE SOUTH LINE OF NEW LOT 1.
- THE EXISTING PRIVATE BURIED ELECTRICAL LINE TO THE COMBINATION COMBINATION GARDEN SHED AND PLAYHOUSE, WHICH CROSSES NEW LOT 1 BEFORE ENTERING NEW LOT 2 IS TO BE DEACTIVATED AT THE ELECTRIC PANEL BOX ON THE EXISTING HOUSE ON NEW LOT 1.

INFORMATION REGARDING PRELIMINARY REPLAT:

LOT 2 OF THE ANDERSON-OWENS REPLAT IS COMMONLY KNOWN AS TAX LOT 13300, ASSESSOR MAP NO. 4N2815AB, WITH A STREET ADDRESS OF 625 W. DIVISION AVENUE.
LOT 7, BLOCK 2 OF LINDA ESTATES II IS COMMONLY KNOWN AS TAX LOT 13400, ASSESSOR MAP NO. 4N2815AB, WITH A STREET ADDRESS OF 610 W. JOHNS AVENUE.
SUBDIVIDER: GEORGE L. ANDERSON, 625 W. DIVISION AVENUE, HERMISTON, OR 97838
PHONE: 541-571-2109.

ZONING DESIGNATION: R-1

COMPREHENSIVE PLAN DESIGNATION: LDR, LOW DENSITY RESIDENTIAL

FOR THIS REPLAT, SUBDIVIDER REQUESTS THAT THE PLANNING COMMISSION WAIVE
NON-APPLICABLE PORTIONS OF SECTION 154.15 THROUGH 154.21 AND SECTION
154.35.

COMPUTED POINT AND NEW MONUMENT NOTES:

- Ⓐ - HELD THE COMPUTED POSITION SHOWN ON ANDERSON-OWENS REPLAT. RECOMPUTED THE POSITION BY DISTANCE-DISTANCE INTERSECTION HOLDING DENNY EDWARD'S RECORD MEASURED DISTANCES FROM THE ANDERSON-OWENS REPLAT. 354.91' WEST FROM THE REBAR AT NE CORNER OF LOT 17, BLOCK 1, AND 220.19' NORTH FROM THE REBAR AT THE SW CORNER OF LOT 8, BLOCK 2, LINDA ESTATES II.
- Ⓑ - CORNER POSITION TIED ON ANDERSON-OWENS REPLAT IS OBSCURED BY FENCING. COMPUTED POSITION FROM RECORD DISTANCES FROM ANDERSON-OWENS REPLAT.
- Ⓒ - THIS CORNER WAS NOT RECOVERED ON THE ANDERSON-OWENS REPLAT. GEORGE ANDERSON FOUND AND NOTED THE CORNER POSITION RELATIVE TO THE NORTH-SOUTH WALL BEFORE THE CONCRETE FENCE WALL EXTENDING WEST COVERED IT. MR. ANDERSON PROVIDED A SWORN AFFIDAVIT FOR THE LOCATION OF THIS CORNER WHICH I ACCEPTED AS BEST EVIDENCE OF THE ORIGINAL CORNER LOCATION. THE ORIGINAL CORNER LOCATION TO BE REFERENCED ON THE FINAL PLAT.
- Ⓓ - THIS CORNER MONUMENT WAS RECOVERED ON THE ANDERSON-OWENS REPLAT. THE CORNER MONUMENT WAS REMOVED WHEN INSTALLING A BURIED ELECTRIC LINE FROM THE ELECTRIC TRANSFORMER TO THE STREET LIGHT 70 FEET SOUTH. I COMPUTED THE CORNER POSITION AS SHOWN.
- Ⓔ - CORNER MONUMENT FROM ANDERSON-OWENS REPLAT IS COVERED BY BRICK PILASTER, COMPUTED POSITION PER ANDERSON-OWENS REPLAT--NEW MONUMENT REFERENCE TO BE SET ON FINAL PLAT.
- Ⓕ - THE EXISTING CORNER MONUMENT FOUND ON ANDERSON-OWENS REPLAT IS COVERED BY A BRICK PILASTER, COMPUTED POSITION PER ANDERSON-OWENS REPLAT.

REVIEW COPY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/26

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 10/25	DR. BY: WRW
CK. BY: WRW	NO: 25-1912

PROJECT: \ANDERSON REPLAT

SUBDIVISION REPLAT
FOR:
GEORGE L. ANDERSON