



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of February 11, 2026

**Title/Subject**

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

**Summary and Background**

George Anderson has submitted the final plat for land located at 625 W Division Ave & 610 W Johns Ave. The replat reconfigures the boundary between two existing parcels. The property is zoned Low Density Residential (R-1). After the replat, Lot 1 will increase in size to 19,130 square feet and Lot 2 will decrease in size to 9,431 square feet. The property is owned by George Anderson and under contract for sale to Matthew & Melony St. Hilaire.

The planning commission's approval of the preliminary plat was subject to one condition of approval. The Hermiston Irrigation District has signed the final plat and there are no longer any approval conditions.

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances. The final plat findings are attached to this report as Exhibit A. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit B. An aerial photo is attached is Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D.

**Tie-In to Council Goals**

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

**Fiscal Information**

There is no financial impact as a result of this replat

**Alternatives and Recommendation**

**Alternatives**

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

**Recommended Action/Motion**

Staff recommends the planning commission approve the final plat.

Motion to approve the final plat.

**Submitted By:**

C.F. Spencer, Planning Director