



*Where Life is Sweet*

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

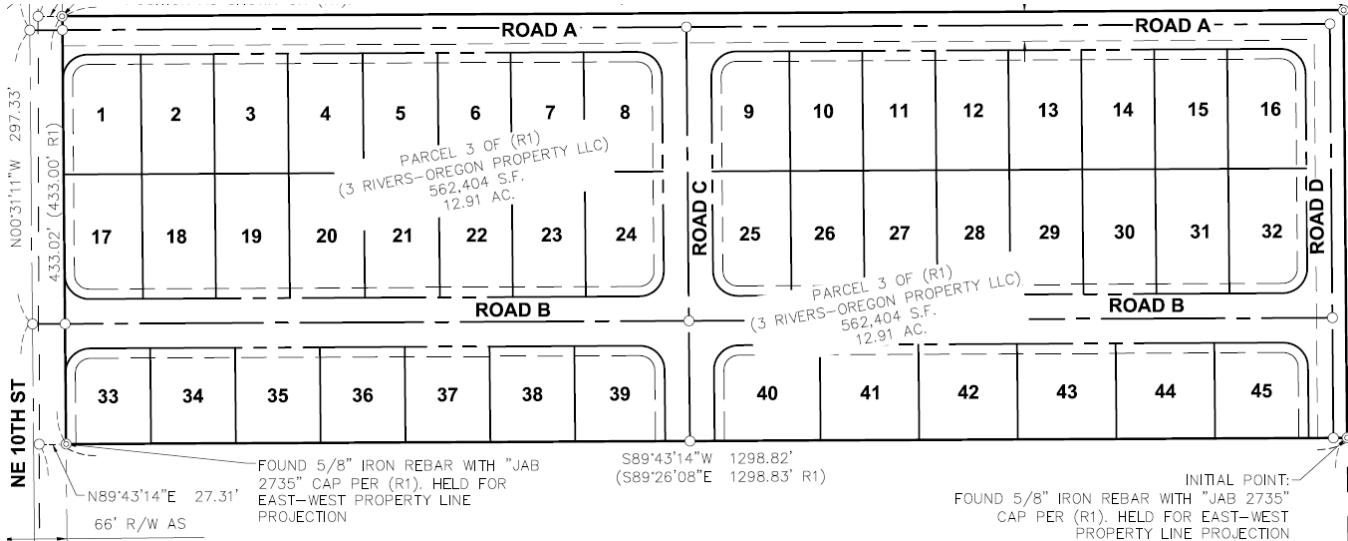
**Title/Subject**

Subdivision Preliminary Plat- 4N2801B Tax Lot 1500 3 Rivers Oregon Property LLC 2180 NE 10th St

**Summary and Background**

Dennis Gisi has submitted an application for a preliminary subdivision plat containing 45 lots. The 45-lot subdivision sits upon 12.9 acres of Low Density Residential (R-1) land. The property is located at 2180 NE 10<sup>th</sup> Street. The site is located on the east side of NE 10<sup>th</sup> Street, is approximately 443 feet in width, and extends approximately 1300 feet to the east. The property is owned by 3 Rivers Oregon Property LLC.

The development consists of 45 lots arranged in a rectangular pattern. Four new blocks will be created and the street layout provides utility and pedestrian/vehicular connectivity to all adjacent parcels. The lots range in size from 8,300 to 9,800 square feet. It is the intent of the applicant to develop the site with single-family housing. The R-1 zone allows for both single and two-family housing.



1Preliminary Lot Layout

All of the proposed lots are designed to provide access to a public street. Four new streets are proposed as part of this development. New streets have not yet been named on the preliminary plat, but will require naming in accordance with Chapter 94 of the Hermiston Code of Ordinances

and detailed in the findings of fact for preliminary plat approval. All of the lots are designed in accordance with R-1 lot design standards. The findings detailing compliance with the subdivision design and zoning standards are attached as Exhibit A to this report.

Notice was mailed to all property owners within 100 feet of the proposal and affected agencies by direct mail on January 28, 2026. A sign was placed on the property on January 28, 2026.

The criteria that are applicable to the preliminary plat are contained in 94.20 through 94.26, 154.15 through 154.35, 154.60 through 154.66, 157.025, and 157.101 of the Hermiston Code of Ordinances.

### **Tie-In to Council Goals**

Provision of market rate housing is a council priority.

### **Fiscal Information**

There are 45 low density residential lots resulting in 45 new homes proposed for the subdivision. Each house should sell in the \$350-400,000 range. At full build-out the development will generate approximately \$95,000 in revenue to the city each year.

### **Alternatives and Recommendation**

#### Alternatives

The planning commission may choose to:

- Approve the subdivision plat and conditions
- Approve the subdivision plat and modify the conditions
- Modify the subdivision plat
- Reject the subdivision plat

#### Recommended Action/Motion

Staff recommends that the planning commission approve the preliminary plat subject to the draft conditions.

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

#### **Submitted By:**

C.F. Spencer, Planning Director