



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of October 8, 2025

**Title/Subject**

Subdivision- Anides & Soler Subdivision 4N2811DA Tax Lot 2700

**Summary and Background**

Phoenix Builders Investment Group LLC has submitted an application for a preliminary subdivision plat. The proposed plat creates 12 lots on land zoned Low-Density Residential (R-1). The property is located at 945 E Newport Ave and extends north to an unimproved alley which will be dedicated and improved as an extension of E Hurlburt Ave. The applicant is also the property owner.

The development proposal consists of eight lots abutting E Newport Ave and four lots abutting E Hurlburt Ave. The lots range in size from 8,000 to 14,000 square feet. The minimum lot size in the R-1 zone is 8,000 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.

All of the proposed lots have access to a public street. Adequate access is provided to E Newport Ave and following improvement and extension of E Hurlburt Ave, those lots fronting Hurlburt will also have adequate access. All of the lots are designed in accordance with the R-1 subdivision design standards with the exception of Lot 6 on the preliminary plat. Lot 6 has a depth in excess of three times the lot width. The planning commission should consider the lot design and site topography and consider if an amendment to the preliminary plat is necessary. 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 September 24, 2025. A sign was placed on the property on September 24, 2025.

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 12 low density residential lots resulting in 12 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 \$29,000 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