



Where Life is Sweet

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

Title/Subject

Replat Final Plat – Four Bros LLC. & City of Hermiston, 4N 28 11BA Tax Lots 101 and 102

Summary and Background

Robert English has submitted a final plat for land located at 678 and 692 E Elm Ave. The replat reconfigures the boundary between two existing parcels and creates a third, new commercial parcel. All parcels are currently vacant. The property is zoned Outlying Commercial (C-2). After replatting, the existing flag providing access to Parcel 2 will shift 100 feet to the west and Parcel 2 will be renumbered as Lot 3. Parcel 1 will decrease in size from 1.43 acres to 0.81 acres (35,169 square feet) and is renumbered at Lot 1. A new Lot 2 of 0.62 acres (26,906 square feet) is also created. The properties are owned by Four Bros LLC and the City of Hermiston.

The planning commission's approval of the preliminary plat was subject to four conditions of approval. Corrections to the plat have been made and there are now three 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 and conditions of approval 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 as 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

The property has an assessed value of \$87,500. Commercial development on Parcels 1 and 2 will substantially increase the assessed value of each site.

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 subject to conditions of approval.

Motion to approve the final plat with the conditions of approval.

Submitted By:

C.F. Spencer, Planning Director