



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of August 5, 2026

Title/Subject

Replat- 4N2824A TL 900 & 4N2824B TL 301 Dress Brothers LLP of WA 2550/2500 S Hwy 395

Summary and Background

Stratton Surveying and Mapping has prepared a subdivision replat application on behalf of Knutzen Engineering for property located at 2500 and 2550 Highway 395 S. The replat serves to separate property and reconfigure lots at the existing Ranch and Home retail site. The plat itself serves to split the undeveloped portion of the property into two lots, one of which is proposed for immediate development with Western States Cat proposing to construct an equipment rental operation on the site. The existing parcel for the Ranch and Home operation will adjust a property line by approximately 20 feet to share an existing access easement which is otherwise located entirely on the Ranch and Home lot.

The property is described as 4N 28 24A Tax Lot 900 and 4N 28 24B Tax Lot 301. The property is split zoned. The western portion of the site is zoned Outlying Commercial/Light Industrial (C-2/M-1) and the eastern portion is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). The zoning line does not follow the property lines but all uses proposed are permitted under the existing zoning. As a result of the replat, a new Lot 1 abutting Highway 395 and encompassing 5.63 acres will be created. Lot 2 will be reduced slightly in size from 8.7 to 8.53 acres after transferring a portion of shared access easement to Lot 1. Access to Lot 2 is provided by E Penney Ave to the north and the shared access easement to the south. A new Lot 3 of 2.94 acres and abutting Highway 395 will also be created. The property is owned by Dress Brothers LLP of Washington.

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. Draft conditions of approval are attached to this report 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 final 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 has an assessed value of just over \$8,000,000 and generates approximately \$137,000 in taxes annually. Development of a new equipment rental operation on Lot 1 will significantly increase the assessed value of the site. However, until the new building is assessed, it is not possible to determine the amount of increase.

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