



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 10, 2025

Title/Subject

Minor Partition – Jason Lines, 620 and 640 SE 5th Street, 4N 28 11CD Tax Lot 4502

Summary and Background

Jason Lines has submitted a minor partition application for land located at 620 and 640 SE 5th Street. The proposed partition will divide the existing 11,278 square foot (0.26 acres) lot into two parcels. Each parcel contains an existing single-family dwelling. The property is zoned Medium-High Density Residential (R-3). The proposed partition creates two lots, each encompassing 5,639 square feet (0.12 acres). The minimum lot size in the R-3 zone is 5,000 square feet for single and two-family dwellings.

The applicant received a variance from the minimum lot width standard from the planning commission on September 11, 2024. The granting of the variance allows the applicant to pursue the partition with a minimum lot width of 47 feet rather than the required minimum 60 foot lot width.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on August 27, 2025. A sign informing the public of the proposal was placed on the property on August 27, 2025.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, and 157.027 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. Conditions of approval are attached 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 \$138,000. No change in assessed value is anticipated beyond that created by assessing two buildable lots.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the planning commission approve the final plat subject to conditions of approval.

- Motion to approve the findings of fact
- Motion to approve the final plat

Submitted By:

Clinton Spencer, Planning Director