



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 10, 2025

Title/Subject

Preliminary Replat – Four Bros LLC., 4N 28 11BA Tax Lots 101 and 102

Summary and Background

Robert English has submitted a preliminary replat application for land located at 678 and 692 E Elm Ave. The proposed 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 Parcel 3. Parcel 1 will decrease in size from 1.43 acres to 0.81 acres (35,169 square feet). A new Parcel 2 of 0.62 acres (26,906 square feet) is also created. The property is owned by Four Bros LLC and the City of Hermiston.

The replat is necessary for development of a new tire shop on Parcel 1. The owner, city, and ODOT have been working on access permitting for the site. Since E Elm Ave is a state highway (OR 207), the city does not issue access permits which are instead issued by the Oregon Department of Transportation. The lot configuration as platted in 2022 created one lot for commercial development and one flag lot under city ownership for future public purposes. As the development plans have been reviewed by ODOT, state highway spacing standards will not permit a driveway for Parcel 1, a driveway for Parcel 2, and adequate spacing from an existing driveway on private land to the east. The replat is proposed to shift the city's flag to the approximate center of the parcel and then to utilize the flag to provide one point of access for all properties. This relocation of the flag meets spacing standards. Moving the flag to the center of the parcel allows a new parcel to be created which may develop commercially in the future. The first 60 feet of the access flag is then encumbered with an access easement to ensure all parcels have the right to cross this area. All property owners will be jointly responsible for shared maintenance of the first 60 feet of driveway and the city will continue to be responsible for city access beyond the first 60 feet.

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, 157.041 and 157.101 of the Hermiston Code of Ordinances. The preliminary 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 \$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 partition plat.

Recommended Action/Motion

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

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

Submitted By:

Clinton Spencer, Planning Director