



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of September 10, 2025

**Title/Subject**

Minor Partition – James Maret, 395 NE 10<sup>th</sup> St, 4N 28 11AD Tax Lot 1500

**Summary and Background**

James Maret has submitted a minor partition application for land located at 395 NE 10<sup>th</sup> Street. The proposed partition will divide the existing 61,000 square foot (1.4 acres) lot into two parcels. The property contains a single-family dwelling and several out-buildings. The property is zoned Low Density Residential (R-1). The proposed partition creates a 27,700 square foot (0.63 acre) parcel for the existing dwelling and shop. A 33,583 square foot (0.77 acre) second parcel containing an existing shop proposed for future residential development is also created. The minimum lot size in the R-1 zone is 8,000 square feet for single and two-family dwellings.

The proposed partition encompasses three previously platted lots. The lot contains portions of Lots 3, 17, and 18 of the Ridgeway Tracts. The partition acts as a replat which will eliminate the existing lot lines. There are existing utility easements along the rear lot lines of each parcel and along the line common to the newly created Parcels 1 and 2.

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, 157.025 and 157.101 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 \$220,000. Creation of a second lot will increase the taxable value by a similar amount.

## **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