



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of November 12, 2025

Title/Subject

Partition Plat- The HUB Hermiston LLC 4N2811AD Tax Lot 100

Summary and Background

Jeff Bolton of Multi-Tech Engineering has submitted a request for a minor partition of land located at 963 E Diagonal Blvd. The proposed partition creates two parcels of land on the area approved by the city for multi-family housing and mini-storage in July of this year. The applicant is seeking a partition for financing purposes on the overall project. The property is owned by The Hub Hermiston LLC. The property is split zoned. The north portion of the property is zoned Medium Density Residential (R-3) and the Diagonal Road frontage in the south portion of the property is zoned Outlying Commercial (C-2).

The proposed partition creates two lots. The lot line common to the two parcels will split the multi-family development and follow a travel lane within the multi-family parking area. Following partitioning, Parcel 1 will have 192 units on 8.1 acres and Parcel 2 will have 78 multi-family units and the mini-storage on 3.98 acres.

The planning commission's approval of the conditional use permit for the development was subject to thirteen conditions of approval. All of the adopted conditions remain in effect and no modification is necessary for this partition, although Hermiston Irrigation District approval is required for land divisions within their territory.

The criteria that are applicable to the decision to accept the preliminary plat are contained in 154.35 of the Hermiston Code of Ordinances. The final plat 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 preliminary plat as prepared by the surveyor is attached as Exhibit E. Conditions of approval from the conditional use permit are attached as Exhibit F.

Tie-In to Council Goals

Approval of plats is a matter of administration of city ordinances.

Fiscal Information

Until the property is fully constructed and assessed, it is difficult to produce an accurate statement of fiscal impact. However, similar multi-family developments county-wide have

valuations of over \$20,000,000 and produce approximately \$250,000 in annual property tax revenue.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the planning commission approve the preliminary plat subject to the condition that the Hermiston Irrigation District also approve the final plat.

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

Submitted By:

C.F. Spencer, Planning Director