Members of the Planning Commission

STAFF REPORT

For the Meeting of November 12, 2026

Title/Subject

Replat - 4N2801B Tax Lots 1502 & 1503 Victory Lighthouse Church/Bankston 1940/1990 NE 10th St

Summary and Background

Ron McKinnis has submitted a replat application on behalf of Victory Lighthouse Church and Larry Bankston for properties located at 1940 & 1990 NE 10th St. The replat serves to reconfigure two existing lots into three lots within an existing partition plat (Partition Plat 2005-37) and vacate an existing 30-foot road easement and rededicate the easement as public right-of-way. An additional right-of-way dedication is proposed at the intersection of the new road and E Theater Lane to accommodate a proposed sanitary sewer lift station to be built by the city. The property is zoned Low Density Residential (R-1). Residential development is not proposed with this application. However, the replat is intended to facilitate future filing of an additional residential subdivision application. As a result of the replat, Parcel 1 will decrease in size from 2.01 acres to 1.6 acres. A new Parcel 2, containing the existing Victory Lighthouse Church will be created encompassing 2.83 acres. The newly created Parcel 3 will encompass 8.18 acres.

The existing Parcel 1 is owned by Larry and Florence Bankston. The existing Parcel 2 is owned by Victory Lighthouse Church. Parcel 1 contains an existing dwelling. The reconfigured Parcel 2 contains the Victory Lighthouse Church. The new Parcel 3 is owned by Victory Lighthouse Church.

The criteria that are applicable to the decision to accept the final are contained in 154.46 of the Hermiston Code of Ordinances. The final plat findings are attached to this report as Exhibit A. Adopted conditions of approval from the preliminary plat 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.

The planning commission approved the preliminary replat on August 5, 2026. The planning commission's approval of the preliminary plat was subject to six conditions of approval.

Tie-In to Council Goals

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

Fiscal Information

The existing Tax Lot 1502 has an assessed value of $271,000 and the existing Tax Lot 1503 is not assessed as it is in non-profit ownership. Residential development on Tax Lot 1503 will substantially increase the assessed value of the overall tract but it is not possible to determine the valuation increase at this time.

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