



*Where Life is Sweet*

Members of the Planning Commission

## **STAFF REPORT**

For the Meeting of December 10, 2025

### **Title/Subject**

Replat- Anderson 4N2815AB Tax Lot 13300 & 13400 - 625 W Division Ave/610 W Johns Ave

### **Summary and Background**

George Anderson has submitted an application for a replat to adjust the lot line common to two lots for property located at 625 W Division Ave. The property is approximately 0.65 acres and contains a single-family dwelling, a detached garage with accessory dwelling, and an outbuilding. The property is described as 4N2815AB Tax Lots 13300 and 13400 and is zoned Low Density Residential (R-1). The proposal will vacate an existing lot line and create a new lot line approximately 20 feet to the south, creating two parcels. The property is under contract for sale to another party who has also consented to the replat.

The existing property contains two lots (Lot 2 of the Anderson-Owens Replat and Lot 7, Block 2, Linda Estates). The applicant wishes to adjust the common lot line to protect existing trees and contain these trees entirely upon Lot 1. Adjustment of lot lines forming the exterior boundary of plats can only be accomplished through a replat process and a property line adjustment process cannot be used. There is an existing 12 foot utility easement straddling the existing common property line. No adjustment to this easement is proposed and the easement will remain.

The minimum lot size in the R-1 zone is 8,000 square feet. Each lot will exceed the minimum lot size following replatting. Lot 1 will be 19,130 square feet and Lot 2 will be 9,431 square feet.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to property owners within 100 feet on November 26, 2025. A sign informing the public of the proposal was placed on the property on November 26, 2025. No comments were received as a result of the notice.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.35, and 157.025 of the Hermiston Code of Ordinances. The preliminary plat requirements and findings are attached to this report as Exhibit A. The recommended 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.

### **Tie-In to Council Goals**

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

### **Fiscal Information**

The property currently has an assessed valuation of \$748,000. Division of the land will create an additional buildable residential lot, generating approximately \$3,000 in annual property taxes.

### **Alternatives and Recommendation**

#### **Alternatives**

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

#### **Recommended Action/Motion**

Staff recommends the planning commission approve the preliminary plat with the conditions.

- Motion to approve the findings of fact
- Motion to approve the preliminary plat with the conditions of approval

#### **Submitted By:**

C.F. Spencer, Planning Director