



PLANNING COMMISSION

Regular Meeting Minutes
December 10, 2025

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Misner, Caplinger, Saylor, Doherty, Kirkpatrick, Serrano, and Hamm. Commissioner Guerrero was excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. Youth Advisors Cate Doherty and Jazmin Sanchez were also in attendance.

Former Youth Advisor Elizabeth Doherty was welcomed as she was attending the meeting while home from Stanford University for the holidays.

Minutes

Commissioner Saylor moved, and Commissioner Hamm seconded to approve the minutes of the November 12, 2025, regular meeting. Motion passed 7-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor.

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

Planning Director Spencer presented the staff report. This property line adjustment must be processed as a replat due to the property line being an exterior boundary of a subdivision.

Testimony

George Anderson 865 SW Angus Court- Mr. Anderson owned the property for 45 years and knows the lots well. Moving the property line will place the 40-year-old trees and all the irrigation sprinkler valves on the northern lot. A covenant will be recorded once the plat is filed to allow the trees to expand over each lot. The maintenance equipment for the yard was included in the sale of the properties along with instructions on proper maintenance.

Findings of Fact

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by W Division Ave, SW 6th St, and W Johns Ave. All street rights of way are already platted and no changes are proposed. All streets are fully improved to local residential street standards.

§154.16 Street and Alley Width.

W Johns Ave is 60' in width. SW 6th St and W Division Ave are 50' wide. All existing rights of way are in compliance with the city standards for local residential streets.

§154.17 Easements.

There is an existing 12-foot utility easement running east/west along the property line common to the existing Tax Lots 13300 and 13400. Following replatting the easement will be located entirely on the newly created Lot 1. There are existing six foot public utility easements along all street frontages. All easements are shown as required on the plat and no changes to the easements are necessary.

§154.18 Blocks.

Block length is not applicable to this replat. All existing streets are platted per the recorded plats.



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§154.19 Lots.

Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone.

§154.20 Character of Development.

The site currently contains a single-family dwelling, a detached garage, an accessory dwelling, and an outbuilding.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the property. The site is within 1,000 feet of Desert View Elementary School to the west on W Johns Ave.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

§154.61 General Improvements

All streets are fully improved to local residential standards. No additional improvements are required.

§154.62 Water Lines

Water is available in W Johns Ave, W Division Ave, and SE 6th St. In the event of residential development on Lot 2, all costs related to connecting the newly created Lot 2 to water shall be borne by the developer of said Lot 2.

§154.63 Sanitary Sewer System.

Sewer is available in W Johns Ave, W Division Ave, and SW 6th St. In the event of residential development on Lot 2, all costs related to connecting the newly created Lot 2 to sewer shall be borne by the developer of said Lot 2.

Preliminary Plat

Per §154.35(C) the preliminary plat shall show:

1. The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto; **Shown as required**



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2. The proposed location and width of streets, alleys, lots, building and setback lines and easements; **Shown as required**
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat; **The planning commission waives this requirement**
4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract; **Shown as required**
5. The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land; **Shown as required**
6. Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot; **The planning commission waives this requirement**
7. North point, scale and date; **Shown as required**
8. Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots; and **The planning commission waives this requirement**
9. All the above information unless waived by the Planning Commission.

The planning commission waives the requirements in 3, 6 and 8 above and directs the applicant to proceed to the final plat.

Chapter 157: Zoning

§157.025 Low Density Residential (R-1)

Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone. Uses permitted in the R-1 zone are listed in 157.025 of the Hermiston Code of Ordinances.

Conditions of Approval

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.



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Commissioner Caplinger moved, and Commissioner Hamm seconded to approve the Findings of Fact as amended (noting the waiving of requirements 3, 6, & 8 of the preliminary plat). Motion passed 7-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor. Commissioner Hamm moved and Commissioner Saylor seconded the motion to approve the preliminary plat with the condition of approval. Motion passed 7-0 with Commissioners Misner, Caplinger, Saylor, Doherty, Serrano, Kirkpatrick, and Hamm in favor.

Planner comments and unscheduled communication

There were no planner comments other than well wishes for the season.

Chairman Fialka bid everyone a Merry Christmas and expressed his gratitude and appreciation for the staff's work throughout the busy year.

Adjournment

Chairman Fialka adjourned the meeting at 7:13PM.

DRAFT

HERMISTON IRRIGATION DISTRICT



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December 8, 2025

Clint Spencer
Planning Director
City of Hermiston
180 NE 2nd St
Hermiston, OR 97838

RE: Replat of 4N2815AB 13300 & 13400 – George Anderson

Director Spencer,

The District has reviewed the properties listed above. These parcels are located within the Hermiston Irrigation District boundary, however, there are no water rights, easements, or District facilities on these properties.

HID has no objection to the replat. Thank you for the opportunity to comment on this request.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist