



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of January 14, 2026

**Title/Subject**

Final Plat- The HUB Hermiston LLC 4N2811AD Tax Lot 100 – 963 E Diagonal Blvd

**Summary and Background**

Jeff Bolton of Multi-Tech Engineering has submitted a final plat 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 preliminary plat was subject to two conditions of approval. The Hermiston Irrigation District (HID) has reviewed the plat, however their signature is still required on the final plat. 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.

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances. The final plat findings and conditions of approval are attached to this report as Exhibit A. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D. Conditions of approval from the conditional use permit are attached as Exhibit E.

**Tie-In to Council Goals**

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

**Fiscal Information**

Producing an accurate statement of fiscal impact is not possible until the property is fully constructed. Similar multi-family developments in the county are valued at over \$20,000,000, producing approximately \$250,000 in annual property tax revenue.

### **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.

Motion to approve the final plat.

#### **Submitted By:**

C.F. Spencer, Planning Director