



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of June 10, 2026

**Title/Subject**

*Continued from May 13, 2026 Regular Meeting*

Partition Plat- Olmedo 4N2811CD tax Lot 801 - 600 SE 7th St

**Summary and Background**

*Additional Information Requested by the Planning Commission on May 13*

While considering the preliminary plat at the May 13, 2026 regular meeting, the planning commission requested additional information be provided by the applicant and surveyor to better develop the record for the partition plat. The planning commission specifically had questions regarding the location and future disposition of the existing garage and relation of the accessory dwelling located on the proposed Parcel 2 to the proposed lot lines. The consideration of the plat was continued to allow the applicant time to compile this information.

According to the supplemental information submitted by the surveyor, the ADU on Parcel 2 meets or exceeds all required setbacks. The existing garage has been issued a demolition permit and will be removed. It is the staff recommendation that the applicant has satisfied the planning commission's request for additional information.

*Original May 13 Staff Report*

Ezequiel Olmedo has submitted a minor partition application for land located at 600 SE 7<sup>th</sup> Street. The proposed partition will divide the existing lot into three lots. The property is zoned Medium-High Density Residential (R-3) and encompasses 0.60 acres (26,000 square feet). The property presently contains a single-family dwelling, detached garage, and accessory dwelling unit. The proposed partition divides the lot with Parcel 1 retaining the existing dwelling and garage and creating a 5,585 square foot lot. Parcel 2 will be a new 9,198 square foot flag lot with a flag width of 35 feet. Parcel 3 will be a new 11,338 flag lot with a flag width of 25 feet. The minimum lot size in the R-3 zone is 5,000 square feet.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on April 29, 2026. A sign informing the public of the proposal was placed on the property on April 29, 2026.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.025 and 157.101 of the Hermiston Code of Ordinances. The final

plat requirements and 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 final 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 has an assessed value of \$75,110. Creation of two additional lots will increase the taxable value by a similar amount per lot. Construction of new dwellings may also lead to reassessment of the site.

### **Alternatives and Recommendation**

#### **Alternatives**

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

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

Staff recommends the planning commission approve the partition plat subject to the conditions of approval.

Motion to adopt the findings of fact.

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

### **Submitted By:**

C.F. Spencer, Planning Director