



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of February 12, 2025

**Title/Subject**

Final Plat – Hermiston Christian Center 4N2816BA Tax Lot 100 – 1825 W Highland Ave

**Summary and Background**

CK3 LLC has submitted the final plat for the Hermiston Christian Center minor partition. The property is located at 1825 W Highland Ave. The partition separates 2.9 acres at the northwest corner of the property from the existing school site. The area proposed for partitioning lies directly north of the terminus of SW 19<sup>th</sup> Court and south of W Highland Ave. The property was previously partitioned in 1998, separating this area from the land which was later subdivided into the North Riverview Heights subdivision. The act of partitioning a lot within an existing plat (Partition Plat 1998-30) is considered a replat. Under replat statutes, a replat may serve to vacate existing streets and/or easements. The applicant is also proposing to vacate and rededicate existing easements for Hermiston Energy Services, PP&L, and Cascade Natural Gas which do not contain any utilities and rededicate the easements where the actual utilities are located. Each utility has been provided a notice and opportunity to comment on the easement vacations.

The property is zoned Medium-High Density Residential (R-3). The proposed partition creates a 20.69-acre parcel for the existing church site (Parcel 1) and a second 2.88-acre parcel for future residential development (Parcel 2). No development plans have been submitted for Parcel 2. The minimum lot size in the R-3 zone is 5,000 square feet for single and two-family lots and 7,500 for multi-family lots.

The two easements being vacated are located south of the existing building. As noted, there are no utilities within these easements and they potentially limit further development of the site. The final plat indicates the new easements of 10 feet in width are being dedicated for gas and electric use and indicates their precise location.

The planning commission approved the preliminary plat on November 13, 2024. The preliminary approval was subject to three conditions. Condition #2 requiring a detailed mapping of the new easements has been satisfied and is no longer required.

The findings of fact are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D. An

aerial photo for the planning commission's reference is attached as Exhibit E. Comments received from the Hermiston Irrigation District as a result of noticing are attached as Exhibit F.

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

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

### **Fiscal Information**

There is no financial impact to the city because of this partition. The property is currently exempt from property taxes. Parcel 2 will provide additional revenue when residential development occurs.

### **Alternatives and Recommendation**

#### **Alternatives**

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

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

Staff has reviewed the proposed plat and found that it is prepared in accordance with all requirements of 154.46 of the Hermiston Code of Ordinances. Staff recommends the planning commission approve the plat subject to the conditions of approval.

- Motion to approve the final plat

### **Submitted By:**

C.F. Spencer, Planning Director