



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of October 12, 2022

Title/Subject

Replat- Hermiston Mini Storage LLC 4N2802D Tax Lot 1200 & 4N2802CD Tax Lot 501

Summary and Background

Survey One LLC has submitted a replat application on behalf of Hermiston Mini Storage LLC for 2.8 acres on the north side of E Elm Avenue. The replat is intended to combine two lots into one lot facilitating development of the mini-storage under construction at 455 E Elm Ave. The replat combines one 2.42 acre lot and one 0.38 acre lot into a new 2.803 acre lot. Combination of the lot will assist in meeting setback requirements for installation of a septic system serving the development.

The property is zoned Neighborhood Commercial Overlay (NCO) and Light Industrial (M-1). The property is described as 4N2802CB Tax Lot 5900. The property is described as 4N 28 02CD Tax Lot 501 (NCO) and 4N 28 02D Tax Lot 1102 (M-1). The replat will result in a split zoned parcel. However, the split zoning is not likely to pose a long-term issue as the M-1 area is 40 feet in width and generally unbuildable due to existing and proposed easements crossing the property.

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 September 28, 2022. A sign informing the public of the proposal was placed on the property on September 28, 2022.

The criteria that are applicable to the decision to accept the proposed replat are contained in §154.15 through §154.66, §157.043, §157.055 and §157.101 of the Hermiston Code of Ordinances. The final 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 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 area proposed for replatting is an undeveloped portion of the Hermiston Mini Storage development, but is necessary for the development's septic installation. No additional fiscal impact is anticipated.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the final plat with conditions

Submitted By:

Clinton Spencer, Planning Director