



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of July 25, 2022

**Title/Subject**

Replat- Campbell 1660 N First St 4N2802CB Tax Lot 5900

**Summary and Background**

Tyler Campbell has submitted a replat adjusting the boundary of property located at 1660 N First St. The property is approximately 1.86 acres and contains a vacant sales office. The proposal will create two lots. Parcel 1 will be 1.04 acres and Parcel 2 will be 0.82 acres in size. Parcel 2 is the proposed location for a drive-through food establishment. Replatting is necessary to create the parcel proposed for development and to eliminate existing property lines within the Hal Brandt tracts. The existing property lines create a hinderance to commercial development. Their removal is necessary to avoid building code requirements triggered when a structure is built across property lines.

The property is zoned Outlying Commercial (C-2). The property is described as 4N2802CB Tax Lot 5900.

The planning commission approved a setback variance for the proposed restaurant on Parcel 2 on June 8, 2022. The conditions of variance approval remain in effect on Parcel 2. Additionally, site plan approval for the restaurant was conditionally granted on July 8, 2022. Conditions of approval for the site plan review are a separate document but will also apply to Parcel 2.

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 June 17, 2022. A sign informing the public of the proposal was placed on the property on June 17, 2022.

The criteria that are applicable to the decision to accept the proposed replat are contained in §154.46 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 final plat as prepared by the surveyor is attached as Exhibit C. The map and aerial photo showing the property boundary, adjacent streets, and parcels is attached as Exhibit D.

**Tie-In to Council Goals**

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

**Fiscal Information**

There will be no financial change as a result of the partition. Subsequent economic development may generate revenue but it is not possible to calculate at this time. The current assessed value of the property is \$293,110.

**Alternatives and Recommendation**

Alternatives

Staff recommends the city council approve the final plat with the conditions.

Recommended Action/Motion

- Motion to approve the final plat subject to the conditions

**Submitted By:**