



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of January 11, 2023

**Title/Subject**

The planning commission is holding a hearing on amending the comprehensive plan map and zoning map designations for 8.2 acres of land on the north side of E Airport Road.

**Summary and Background**

The planning commission is holding a hearing to consider amending the comprehensive plan map and zoning map designations for two parcels totaling 8.2 acres of land located on the north side of E Airport Road. The land is current split zoned as Outlying Commercial and Light Industrial and the boundary line between the two zones splits the parcels on a roughly diagonal path. The application will relocate the zone boundary to follow lot lines, creating a more logical development path for each parcel. The existing zoning and comprehensive plan map designations are shown in Exhibit A to this report. An overall vicinity map and aerial photo is attached as Exhibit B.

The property is described as 4N 28 13C Tax Lots 900 and 906. Each parcel is owned by Simon and Simon Land Co LLC. Tax Lot 900 is 44,867 square feet and Tax Lot 906 is 312,989 square feet. The area currently designated as industrial is approximately 108,256 square feet. The area currently designated as commercial is approximately 232,145 square feet. The proposed amendment adjusts the existing diagonal zoning boundary to follow lot lines and adjusts the overall balance between commercial and industrial zoning. Following amendment, Tax Lot 900 is proposed to be commercial, reducing the commercial area from 108,256 to 44,867 square feet. Tax Lot 906 is proposed to be industrial, increasing the industrial area from 108,256 to 312,989 square feet. No change in the uses permitted on the property will change from the current zoning, but the overall balance dedicated for each use will change.

Tax Lot 906 is vacant. Tax Lot 900 has three existing manufactured dwellings. Although no development is proposed at this time for either lot, the reconfiguring of the zoning designations makes for a clearer, cleaner development process moving forward. Additionally, the existing dwellings gain a measure of certainty with commercial zoning. Pre-existing dwellings have no rebuild rights in the city's industrial zones, but are allowed to be remodeled and rebuilt in accordance with R-3 standards in the commercial zones.

The area proposed for amendment lies in a mixed-use environment, but is entirely zoned for commercial and industrial development. To the east, E Airport Road is developed with rural residential housing. The site is near to the Eastern Oregon Trade and Event Center on the

east property line. The Hermiston Airport and vacant commercial and industrial land lie to the north. To the south and west lie a variety of commercial and industrial uses. No changes in the permitted land uses are proposed. Only the location of the zoning lines will change.

Public notice was provided for the proposed comprehensive plan amendment.

- Notice of public hearing published in Hermiston Herald on December 21, 2022
- Notice of proposed land use action posted on property on December 21, 2022
- Notice of public hearing provided by direct mail to all property owners within 300 feet on December 21, 2022

As a result of the noticing, the city received comments from David Boyd with the Oregon Department of Transportation. Mr. Boyd indicated that ODOT did not have an objection to the proposal and the proposal will not conflict with the statewide transportation planning rule.

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

The proposal facilitates ease of economic development along the E Airport Road frontage.

### **Fiscal Information**

No fiscal impact is anticipated from the zoning amendments.

### **Alternatives and Recommendation**

#### Alternatives

The planning commission may choose to:

- Recommend approval of the map amendments as proposed
- Recommend denial of the map amendments
- Recommend the map amendments be approved but modified (either through varying the acreages or proposed areas for commercial and industrial use)

#### Recommended Action/Motion

- Motion to make the project file a part of the record
- Motion to approve findings of fact, as may be amended
- Motion to make a recommendation on map amendments

### **Submitted By:**

Clinton Spencer