



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of September 14, 2022

**Title/Subject**

Partition- Casteel 4N2811BA Tax Lot 100 – 535 E Jennie Ave

**Summary and Background**

The City of Hermiston has prepared a minor partition application on behalf of Robert Casteel for property located at 535 E Jennie Ave. The property is approximately 12.84 acres in size and extends from E Jennie Ave northward to E Elm Ave. The proposed partition creates three lots. Lot 1 is a 1.43-acre parcel. Lot 2 is a 3.6-acre flag lot. Lot 3 is a 7.81-acre parcel. The proposed partition accomplishes several goals. Lot 1 is intended for future commercial development fronting on E Elm Ave. Lot 2 is intended for transfer to the city for the expansion of the adjacent public works facility and access to a future Baker's Pond park site. Lot 3 is intended for residential redevelopment.

The north 5 acres of the property are zoned Outlying Commercial and the south 7.8 acres are zoned Multi-Structure Residential. The city has been working on this property for over a year. The city prepared a wetland delineation and amended the local wetland inventory to properly reflect the small area of wetlands on property that was previously almost entirely designated as a wetland and thus zoned Open Space. The areas subject to wetlands are contained entirely within Lot 2 and will be transferred to public ownership and protected from encroachment. Thus, Lots 1 and 3 may be productively used. The city annexed the land on January 24<sup>th</sup>, 2022.

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 August 31, 2022. A sign informing the public of the proposal was placed on the property on August 31, 2022. Comments were received from the Hermiston Irrigation District. The irrigation district testified that there are no water rights on the property.

The criteria that are applicable to the decision to accept the proposed replat are contained in §154.15 through §154.66, §157.028 §157.041, 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. The final plat as prepared by the surveyor is attached as Exhibit D. An aerial photo is attached as Exhibit E. The comment letter from the Hermiston Irrigation District is attached as Exhibit F.

**Tie-In to Council Goals**

## **Fiscal Information**

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

## **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