



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of July 24, 2023

Title/Subject

Major Partition- 4N2823 Tax Lot 200 Amazon Data Services 908 E Penney Ave

Summary and Background

Parametrix has submitted a final plat for Amazon Data Services, Inc's major partition of property described as 4N2823 Tax lot 200 and addressed as 908 E Penney Ave. The property is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). A major partition differs from a minor partition and requires approval from the city council, while a minor partition is approved only at the planning commission level. A major partition requires council approval because creation of a new public street is proposed as part of the platting process and the city council must accept new public land on behalf of the city. This major partition creates a new street extending SE 9th Street from E Penney Ave south to Feedville Road.

The planning commission's approval of the preliminary plat was subject to three conditions of approval. One condition is satisfied and the remaining two conditions remain in effect throughout the development process.

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances.

The findings of fact and conditions of approval are attached to this report as Exhibit A. The final plat as prepared by the surveyor is attached as Exhibit B. An aerial is attached as Exhibit C.

Tie-In to Council Goals

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

Fiscal Information

The assessed value of the property will substantially increase as it develops industrially. However, enterprise zone property tax abatements have been issued for development on Lot 1 which defers receipt of property tax revenue for several years.

Alternatives and Recommendation

Alternatives

The city council may choose to approve or deny the final plat.

Recommended Action/Motion

Staff recommends that the city council approve the final plat subject to the conditions of approval.

Motion to approve the final plat with the conditions.

Submitted By:

Clinton Spencer, Planning Director