



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of March 8, 2023

**Title/Subject**

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

**Summary and Background**

Parametrix has submitted a preliminary plat for a major partition located at 908 E Penney Ave. The property is owned by Amazon Data Services, Inc. The area proposed for partitioning encompasses 205 acres of land and is zoned Outlying Commercial/Heavy Industrial (C-2/M-2).

The property is currently vacant. The proposed major partition creates two lots and one street extension. Parcel 1 is approximately 151.62 acres and is proposed for use as a data center. Parcel 2 is approximately 44.42 acres and is proposed for sale as a future industrial site. SE 9<sup>th</sup> Street is also proposed for extension southward from the current terminus at E Penney Ave to connect with E Feedville Road.

A major partition differs from the minor partition usually reviewed by the planning commission in one major respect. A major partition involves the dedication of a public street as part of the lot creation process. As noted above, this partition proposes a new extension of SE 9<sup>th</sup> Street separating the two parcels. In other respects, a major or minor partition are very similar, involving the creation of three or fewer lots in a calendar year. However, a major partition is not subject to the preliminary plat exemption in §154.35(B) of the Hermiston Code of Ordinances. Therefore, the planning commission must review the major partition as a preliminary plat subject to the requirements of §154.35(C) at this meeting and then review the final plat at a subsequent meeting.

Public notice was provided for the proposed partition. Notice of the land use action was mailed by direct mail to property owners within 100 feet on February 22, 2023. A sign informing the public of the proposal was placed on the property on February 22, 2023.

The criteria that are applicable to the decision to accept the proposed partition are contained in §154.15 through §154.35, §157.041 and §157.056 of the Hermiston Code of Ordinances.

The narrative and findings of fact for this application were prepared by Kristine Wilson with Perkins Coie, the applicant's counsel. These findings and narrative are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as

prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E.

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

The land proposed for partitioning is part of the city's industrial employment base. Development of said land leads directly to economic development and job creation.

### **Fiscal Information**

The property has an assessed value of \$45,005 and is receiving farm deferral of property tax assessments. The property is proposed for an industrial development of several hundred million dollars which will substantially increase the assessed value of the property. However, enterprise zone property tax abatements have been issued for development on Lot 1 which will defer receipt of property tax revenue for several years.

### **Alternatives and Recommendation**

#### Alternatives

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

#### Recommended Action/Motion

Motion to make the project file a part of the record.

Motion to adopt findings of fact.

Motion to impose conditions of approval.

Motion to approve preliminary plat and direct applicant to proceed to final plat preparation.

#### **Submitted By:**

Clinton Spencer, Planning Director