



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of July 12, 2023

Title/Subject

Final Plat- Amazon Data Services Inc 4N2824 TL 600 - 994 E Penney Ave

Summary and Background

Parametrix has submitted a final plat for Amazon Data Services, Inc's minor partition of property described as 4N2824 Tax Lot 600 and addressed as 908 E Penney Ave. The property is zoned Outlying Commercial/Heavy Industrial (C-2/M-2).

The planning commission's approval of the preliminary plat was not subject to any conditions of approval. Conditions of approval were applied to the site plan approval of the data center construction on Parcel 1 in December of 2022. A copy of those conditions of approval are attached for reference.

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 photo for the planning commission's reference 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 property value will substantially increase with industrial development; however, enterprise zone tax abatements have been issued for the development on Parcel 1 which defers receipt of property tax revenue for fifteen years.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends that the planning commission approve the final plat.

Motion to approve the final plat.

Submitted By:

Clinton Spencer, Planning Director