



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of July 13, 2022

**Title/Subject**

Replat- Campbell 1660 N First St 4N2802CB Tax Lot 5900

**Summary and Background**

Tyler Campbell has submitted a replat adjusting the boundary of property located at 1660 N First St. The property is approximately 1.86 acres and contains a vacant sales office. The proposal will create two lots. Parcel 1 will be 1.04 acres and Parcel 2 will be 0.82 acres in size. Parcel 2 is the proposed location for a drive-through food establishment. Replatting is necessary to create the parcel proposed for development and to eliminate existing property lines within the Hal Brandt tracts. The existing property lines create a hinderance to commercial development. Their removal is necessary to avoid building code requirements triggered when a structure is built across property lines.

The property is zoned Outlying Commercial (C-2). The property is described as 4N2802CB Tax Lot 5900.

The planning commission approved a setback variance for the proposed restaurant on Parcel 2 on June 8, 2022. The conditions of variance approval remain in effect on Parcel 2. Additionally, the public comment period for the restaurant site plan review expired on July 1, 2022. Conditions of approval for the site plan review are a separate document but will also apply to Parcel 2.

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 June 17, 2022. A sign informing the public of the proposal was placed on the property on June 17, 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, §157.041, 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.

**Tie-In to Council Goals**

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

### **Fiscal Information**

There will be no financial change as a result of the partition. Subsequent economic development may generate revenue but it is not possible to calculate at this time. The current assessed value of the property is \$293,110.

### **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:**

Clint Spencer, Planning Director