



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of December 13, 2023

Title/Subject

Replat- CJ Evans Family Investments LLC 4N2824BB Tax Lots 800 & 900 16 & 18 SE Campbell Dr

Summary and Background

Rogers Surveying Inc, P.S. has submitted a replat application to combine two lots located at 16 & 18 SE Campbell Drive. The property is approximately 2.83 acres and is currently vacant. The proposal combines two existing lots into one 2.83 acre parcel. The property is owned by CJ Evans Family Investment LLC and is zoned Outlying Commercial/Light Industrial C-2/M-1. The property is further described as 4N2824BB Tax lots 800 & 900. The planning commission may take action to approve the final plat as proposed.

The property under consideration is proposed for industrial development by the owner. The potential site plan will have a large industrial building crossing the property line common to Tax Lots 800 and 900. The owner has previously filed a covenant not to sell separately for the two lots to allow the desired building location. However, a covenant not to sell separately will not satisfy building code requirements in the event that a building is proposed to be constructed over a utility easement. Since the utility easements common to the shared line between Tax Lots 800 and 900 was platted as part of the Highlander Center subdivision, the easement may only be vacated through the filing of a new plat. Filing of a new plat will also satisfy the covenant, and that document will be removed from the land title after the plat is filed.

Public notice was provided for the proposed replat. Notice of the land use action was mailed by direct mail to property owners within 100 feet on November 29, 2023. A sign informing the public of the proposal was placed on the property on November 29, 2023.

The criteria that are applicable to the decision to accept the replat are contained in 154.15 through 154.46, 154.60 through 154.66, 157.041 and 157.055 of the Hermiston Code of Ordinances.

The findings of fact 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 reference is attached as Exhibit E.

Tie-In to Council Goals

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

Fiscal Information

There is no financial impact to the city as a result of this replat. Subsequent development of the vacant parcel will generate additional property tax revenue.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff has reviewed the proposed plat and found that it is prepared in accordance with all requirements of 154.35 (B) and 154.46. Staff recommends the planning commission approve the plat subject to the conditions of approval.

Motion to approve the final plat subject to the draft conditions of approval.

Submitted By:

Clint Spencer