



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of September 11, 2024

Title/Subject

Minor Partition – City of Hermiston 4N2823 Tax Lot 210 – 902 E Penney Ave

Summary and Background

Anderson Perry has submitted a minor partition application on behalf of the City of Hermiston for property located at 902 E Penney Ave. The property is approximately 44.5 acres and is currently vacant. The property is described as 4N 28 23 Tax Lot 210 and is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). The City of Hermiston owns the property and proposes to sell a portion for industrial development and create an additional lot for public wastewater facilities.

The lot was created in 2023 as part of the data center development. At the same time right-of-way was dedicated for SE 9th Street along the entire property frontage. Subsequent to partitioning the city took ownership of the parent parcel and now wishes to sell ten acres for general industrial development (Parcel 1). Additionally, a small parcel along E Feedville Road is necessary for city industrial wastewater facilities for cooling water discharge from the data centers (Parcel 3). There is no development plan for Parcel 2 at this time, but the city will continue to market the property for general industrial development. The city wishes to maintain a minimum parcel size of ten acres for subsequent industrial development.

The property is zoned Outlying Commercial/Heavy Industrial (C-2/M-2). There is no minimum lot size, nor minimum width and depth standard in the city's industrial and commercial zones. When considering partitioning, the planning commission should consider if the sites will be commercially viable sites after lot division. In this case, staff believes that Parcels 1 and 2 will be large enough to accommodate a variety of uses. Parcel 3 is intended solely for public facilities and is sized at the minimum size capable of accommodating the necessary pumping facilities without hampering future development on 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 August 28, 2024. A sign informing the public of the proposal was placed on the property on August 28, 2024.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.041, 157.056, and 157.101 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The map showing the property boundary, adjacent streets, and parcels is attached as Exhibit B. An aerial

photo is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D.

All conditions of approval from the 2023 land use approval remain in effect on this site. No additional conditions are recommended.

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. The existing property is in public ownership and is not valued by the county assessor.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the planning commission approve the final plat with the conditions.

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the final plat

Submitted By:

C.F. Spencer, Planning Director