



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of January 10, 2024

**Title/Subject**

Final Plat- Amazon Data Services Inc 4N2823 TL 200 - 908 E Penney Ave

**Summary and Background**

Parametrix has submitted a final plat for Amazon Data Services, Inc's major partition of property described as 4N2823 Tax lot 200 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 subject to three conditions of approval.

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 are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The final plat as prepared by the surveyor is attached as Exhibit C. A map and aerial photo for the planning commission's reference are attached as Exhibits D & E.

**Tie-In to Council Goals**

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

**Fiscal Information**

The assessed value of the property will substantially increase as it develops industrially. However, enterprise zone property tax abatements have been issued for development on Lot 1 which defers receipt of property tax revenue for several 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 subject to the conditions of approval.

Motion to approve the final plat with the conditions.

**Submitted By:**

Clinton Spencer, Planning Director