



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of June 12, 2024

Title/Subject

Replat - Owens 4N2811DA Tax Lots 2400 & 2403 928 E Main St

Summary and Background

Brian Owens has submitted a replat application to adjust the boundary of two lots located at 928 E Main Street. The property is approximately 1.25 acres and contains a single-family dwelling and several accessory buildings. The proposal will adjust the boundaries between two lots. Lot 1 will increase in size from 9,048 square feet to 18,320 square feet. Lot 2 will decrease in size from 58,693 square feet to 49,420 square feet. Administrative property line adjustments are typically used to move the boundaries between two lots. However, as these lots are within an existing subdivision, a replat is necessary to adjust the boundary between the two lots. The existing lots cover portions of Lots 7, 8, 13, and 14, Block G, Hermiston Orchards Subdivision. The property is owned by Brian & Carolyn Owens and zoned Low Density Residential (R-1).

Each lot is a pre-existing lot of record. Lot 1 is an existing 87-foot-wide lot with an existing residence. Lot 2 is a pre-existing flag lot of 16 feet in frontage with several outbuildings. The purpose of the replat is to adjust the boundary between these two lots and transfer the location of the outbuildings to Lot 1 and facilitate construction of an additional shop on Lot 1. The minimum required width for the access portion of a flag lot is 25 feet. Lot 2 is a pre-existing lot with 16 feet of frontage on E Main Street. As a pre-existing lot of record, the 25-foot access requirement is not applicable. However, in order to further subdivide Lot 2 into two or more lots in the future, 25 feet of frontage on E Main Street is required unless access is provided from E Hurlburt Ave.

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 May 29, 2024. A sign informing the public of the proposal was placed on the property on May 29, 2024. As a result of noticing, the Hermiston Fire Marshall requested that a fire access easement be added to the plat to preserve access for fire trucks. The access shall be added to the lots prior to signing the final plat.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.025, 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. An aerial photo is attached as Exhibit D. The final plat as prepared by the surveyor 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 residential development may generate additional revenue but it is not possible to calculate at this time. The existing improvements on Lot 1 have an assessed value of \$166,500.

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 with the conditions of approval

Submitted By:

C.F. Spener, Planning Director