



Where Life is Sweet

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

Title/Subject

Minor Partition Zamudio 4N2802BC Tax Lot 1500 - 309 E Theater Lane

Summary and Background

The City of Hermiston has received an application for a minor partition from Melinda Chavez Zamudio for property located at 309 E Theater Lane. The proposal partitions an approximately 1.57-acre parcel into three lots. The size of the three lots are 0.51-acre, 0.52-acre, and 0.53 acre.

The property is currently vacant. The partition is proposed to allow residential development of the property. Annexation to the city is required prior to development and no development plans have been submitted.

The property is owned by Melinda Chavez Zamudio and is described as 4N2802BC Tax Lot 1500. The property has a comprehensive plan map designation of Medium Density Residential (M). The property is not located within the city limits of Hermiston but is located within the urban area of the Urban Growth Boundary. The Planning Commission has jurisdiction to review and take action on the final plat under the Hermiston Planning Area Joint Management Agreement with Umatilla County.

Public notice was provided for the proposed partition. Notice of land use action was mailed to property owners within 100 feet on June 26, 2024. A sign informing the public of the proposal was placed on the property on June 26, 2024.

The criteria that are applicable to the decision to accept the proposed partition are contained in 154.15 through 154.66 and 157.027 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's reference is attached as Exhibit E.

Tie-In to Council Goals

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

Fiscal Information

There is no financial impact to the city because of this partition.

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 of the Hermiston Code of Ordinances. Staff recommends the planning commission approve the plat subject to the conditions of approval.

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

Submitted By:

Clinton Spencer, Planning Director