

CITY OF HERMISTON

CONDITIONAL USE PERMIT APPLICATION

Pursuant to the provisions of 157.205 of the Hermiston Code of Ordinances, application is hereby made for a conditional use permit for the following described property:

Applicant's Name: Ciara Neasham Date: 09/4/2024
Address: PO Box 633 Stanfield, OR 97875 Phone: 541-233-8083
(Daytime)

Property Owner(s) Name (If Different): Colton Duquette
Address: 611 E Highland Ave Hermiston, OR 97838 Phone: 541-571-7596
(Daytime)

Legal Description of Property: Assessor's Map No: 4N2811-CD-01001 Tax Lot No: 01001

Comprehensive Plan Designation: Property Class 201 Zoning Designation: R3

Current Use of Property: Owner residence

Request to Allow: The applicant, Ciara Neasham to use the property as her full full service salon and spa.

IMPORTANT! Oregon's Land Use Planning Laws and 157.208 of the Hermiston Code of Ordinances require the planning commission to make findings of facts with regard to requests for conditional use permits. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will be used by the City to make findings and evaluate the merits of your request. The chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

1. The proposal is in conformance with the comprehensive plan and zoning ordinance. Explain fully:

I am proposing to use the property at 611 E Highland Ave, Hermiston OR 97838, as a full-service salon and spa. The property is zoned R3 and has been used as a salon and flower shop in the past.

2. The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission. Explain fully:

The structure was roughly measured at 1,500 sq ft. The total lot size is just over 5,000 sq ft and is situated on the corner of Highland and SE 6th St. The space was previously used as a hair salon and flower shop with no issues in regards to size, zoning and other conditions put forth by the Planning Commission.

3. Public facilities are of adequate size and quality to serve the proposed use. Explain fully:

The property has adequate space available for three spa rooms, three hair stations, a nail tech as well as a reception area, laundry facility and an adequate restroom. A parking lot that meets ADA guidelines, handicap parking and a driveway with markings to direct traffic.

4. The proposed use will prove reasonably compatible with surrounding properties. Explain fully:

The proposed use as a full service salon and spa will provide an easily accessible salon with services to the neighborhood and town. With multifamily and single family homes within a short distance, this property is perfect for a business owner and convenient for the customers and surrounding areas.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

- 1) Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
- 2) Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), highways, streets and alleys.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the planning commission requests my attendance, or the attendance of my representative, at the meeting(s) where this request is scheduled for consideration and may grant or deny this request based upon the testimony provided at the hearing.

I am the ☒ owner/___owner(s) authorized representative. (If authorized representative, attach letter signed by owner.)

Applicant's Signature: Colton Biquette

Date: 09/06/2024

OUT OF POCKET EXPENSES FOR MAILING AND PUBLICATION COSTS WILL BE BILLED LATER

NOTE: The Hermiston Planning Commission meets the second Wednesday of the month. Because of public notice requirements and time constraints, this application must be returned to City Hall no less than four weeks prior to the public hearing date. For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, OR 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 9/20/24

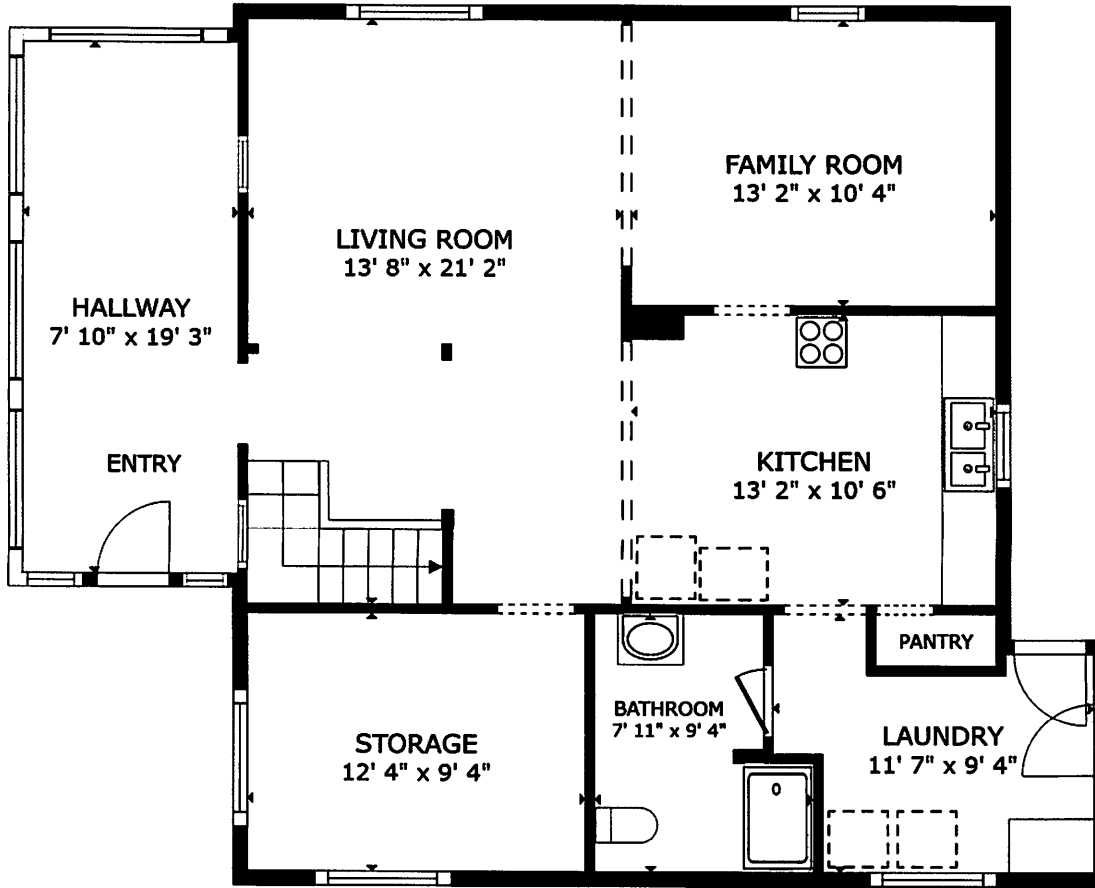
Received By: Wapl

Meeting Date: Oct 9 2024

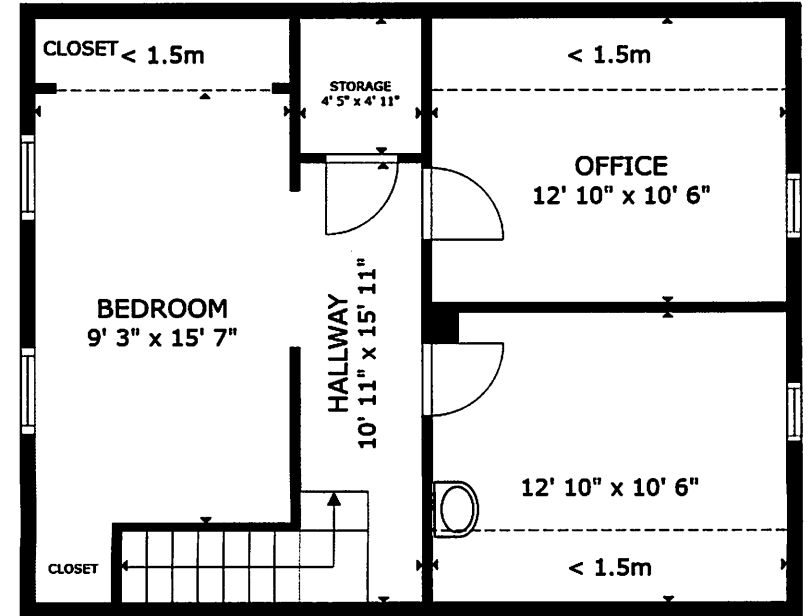
Fee: \$800.00

Date Paid: 9/20/24

Receipt No: 7-000298



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,025 sq.ft. FLOOR 2 486 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 89 sq.ft.
 TOTAL : 1,511 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Attic
[Area: 392 ft²]

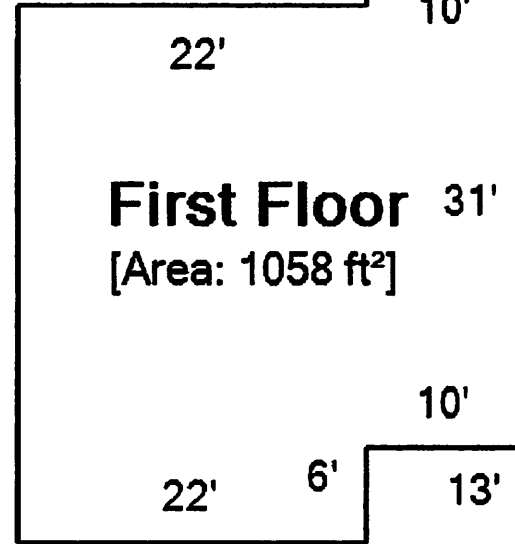
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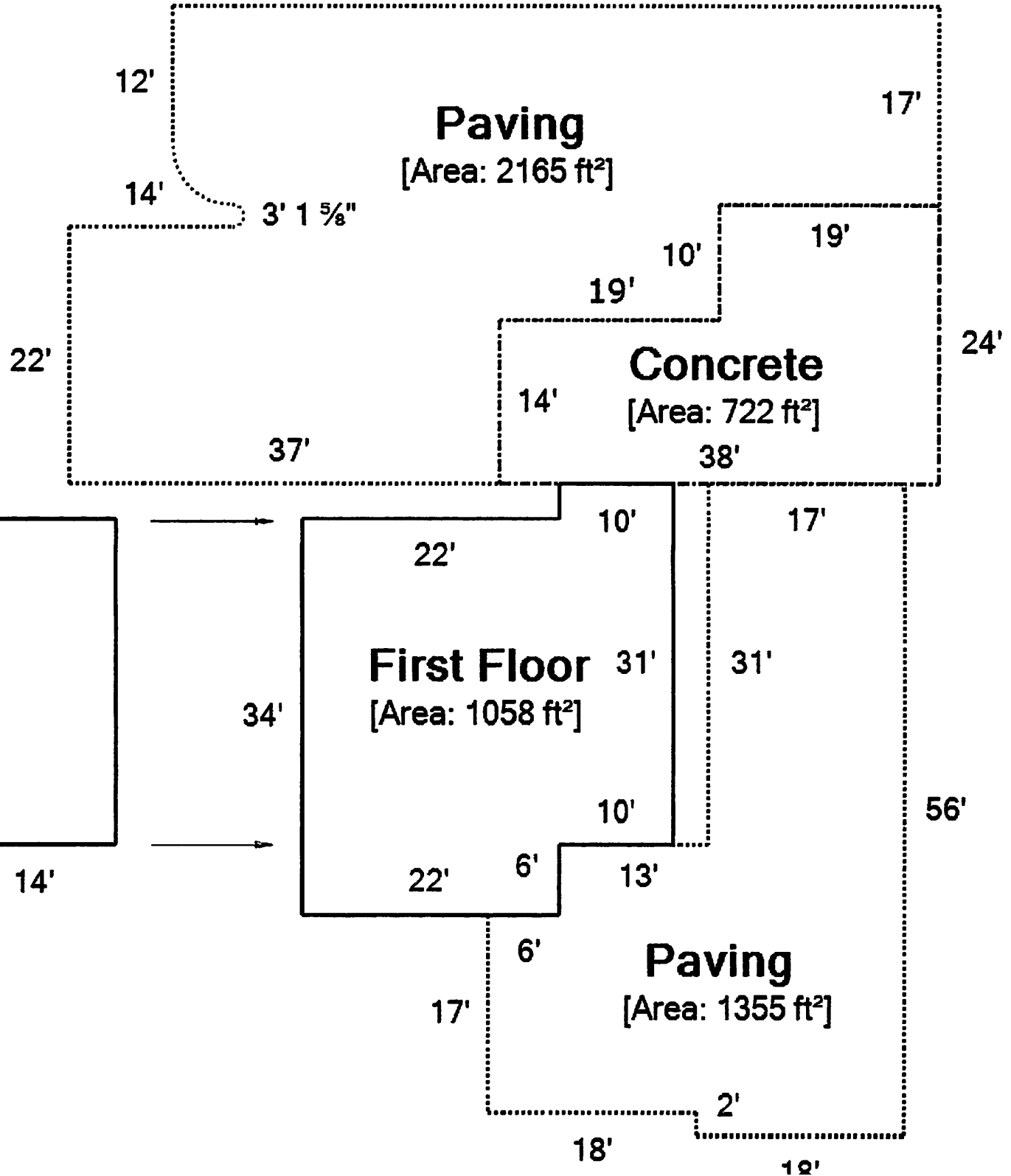
14'



34'



First Floor
[Area: 1058 ft²]



Paving
[Area: 2165 ft²]

Concrete
[Area: 722 ft²]

Paving
[Area: 1355 ft²]