

Findings of Fact for Ciara Neasham

611 E Highland Ave

Conditional Use Permit

The proposal is in conformance with the Comprehensive Plan and Zoning Code.

1. The property is located at 611 E Highland Avenue and is described as 4N 28 11CD Tax Lot 1001.
2. The property is approximately 0.12 acres in size. The existing building covers approximately 1,511 square feet.
3. The property lies within the Medium-High Density Residential zone and allows uses permitted conditionally in the R-1, R-2, and R-3 zones subject to issuance of a conditional use permit.
4. A beauty salon containing less than 2,500 square feet is a use subject to a conditional use permit in the R-2, R-3, and R-4 zones per §157.026(B)(2) of the Hermiston Code of Ordinances.
5. A public hearing was held on October 9, 2024, in accordance with 157.207(A) of the Hermiston Code of Ordinances.
6. Notice of public hearing was prepared and published on September 25, 2024, in accordance with the notice requirements of 157.229 of the Hermiston Code of Ordinances.

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.

7. The property has seven paved parking spaces and one handicapped parking space bringing the total parking provided on-site to eight parking spaces.
8. Three on-site parking spaces are required for a 1,500 square foot service store per §157.176 of the Hermiston Code of Ordinances.
9. The existing property is approximately 7,500 square feet, exceeding the minimum lot size of 5,000 square feet in the R-3 zone.
10. The existing property is approximately 75 feet wide and 100 feet deep, exceeding the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-3 zone.
11. Total lot coverage of all structures on the site is approximately 19%, which is below the maximum lot coverage of 45% in the R-3 zone.

Public facilities are of adequate size and quality to serve the proposed use.

12. The building is connected to existing water and sanitary sewer lines adjacent to the property. No upgrade to these lines is required to service the change in occupancy.
13. E Highland Avenue is classified as a minor arterial on the city's transportation system plan. A minor arterial is well suited to accommodate the level of trip generation a beauty salon will generate.
14. Public improvements installed on the frontages of SE 6th Street and E Highland Avenue are compliant with city standards for street improvements. No further upgrades are required.

The proposed use will prove reasonably compatible with surrounding properties.

15. The property sits within the R-3 zone which is a medium-high density residential zone which permits a variety of residential uses as well as limited commercial uses.
16. The property is adjacent to single-family and multi-family uses. Low intensity commercial uses such as a beauty salon are well suited for this type of neighborhood due to the limited traffic generation, limited noise creation, and limited hours of operation.
17. Small-scale commercial uses work well in high-density and mixed-use neighborhoods due to their ability to capitalize on existing foot and vehicle traffic.
18. The property is bounded by two streets and by a six-foot, sight-obscuring fence on the remaining two sides. Visual impacts from the parking lot on adjacent residential uses is limited by the existing fencing and by the parking location at the rear of the building rather than street-oriented parking.