



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of October 9, 2024

Title/Subject

Replat- Ludcon Ventures LLC 4N2811CB Tax Lots 11700 & 11702 - 230/240 SE 2nd St

Summary and Background

Ron McKinnis has submitted a replat application on behalf of Ludcon Ventures LLC for land located at 230 and 240 SE 2nd Street. The property is approximately 0.22 acres and contains two commercial structures. The property is described as 4N 28 11CB Tax Lots 11700 and 11702 and is zoned Central Commercial (C-1) with a Downtown Commercial Overlay (DCO). Each lot is owned by Ludcon Ventures LLC and the replat is proposed to reconfigure the existing lot lines within the area and place each existing structure on a separate lot.

The existing property contains three existing lots (Lots 1, 2, and 3) from Block 1 of the Original Town of Hermiston plat, and a small portion of Lot 4, Block 1. The property contains a nine-foot-wide portion of Lot 4 to accommodate the existing commercial building on the southern portion of the site. The replat will place each existing structure on a separate lot and all existing lot lines will be removed. Lot 1 will be a 6,382 square foot lot with a 6,233 square foot structure. Lot 2 will be a 3,093 square foot lot with a 2,370 square foot structure. There is no minimum lot size or lot coverage requirement in the C-1 and DCO zones. As noted, the replat will remove all existing lot lines and create two new lots.

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 September 25, 2024. A sign informing the public of the proposal was placed on the property on September 25, 2024.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.040, and 157.042 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 development as a result of the partition. The existing improvements on the property have an assessed value of \$544,420.

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:

Clinton Spencer, Planning Director