



Where Life is Sweet

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

Title/Subject

Conditional Use - Neasham 4N2811CD TL 1001 - 611 E Highland Ave

Summary and Background

Ciara Neasham has submitted a conditional use permit application to change the occupancy of an existing building at 611 E Highland Ave to operate a full-service salon in the structure. The property contains an existing building. The building was originally constructed as a single-family dwelling. The structure operated as a beauty/tanning salon under a conditional use permit from May of 2000 until mid-2018, at which time a florist shop operated under its own conditional use permit until June of 2022. Following relocation of the florist shop to Main Street, the structure reverted to a single-family dwelling.

The change in use from a residence to a salon constitutes a change in occupancy which triggers the need for a new conditional use permit review. Since the property has been in use as a residence for more than a year, it is not possible to administratively approve reuse of the property as a salon.

The existing building is approximately 1,511 square feet distributed over two floors. The total lot size is 7,500 square feet. The total parking on-site is 8 parking spaces, including one ADA accessible space. Salons are classified as a service business requiring one space for every 600 square feet of floor area.

The property has frontage on E Highland Ave on the south side and SE 6th St on the west side. Street improvements are fully installed on each street frontage. Full improvement of each street was a condition of approval of the 2000 conditional use approval permitting conversion to a salon. The property is zoned Medium-High Density Residential (R-3).

The property is described as 4N2811CD Tax Lot 1001. The property is within a developed residential neighborhood. North and west of the property, the neighborhood is multi-family residential. South and east of the property is primarily single-family dwellings.

Issuance of a new conditional use permit is subject to the requirements of 157.208 of the Hermiston Code of Ordinances. This section provides the method and approval criteria necessary for approving or denying a conditional use. The specific findings required by this section are:

1. The proposal is in conformance with the comprehensive plan and zoning code.
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.
3. Public facilities are of adequate size and quality to serve the proposed use.
4. The proposed use will prove reasonably compatible with surrounding properties.

The planning commission may impose, in addition to those standards and requirements expressly specified by the zoning code, any additional conditions they consider necessary to protect the best interests of the surrounding property or the city. These conditions may include increasing the required lot size or yard dimensions; limiting the height of buildings; controlling the location and number of off-street parking and loading spaces required; limiting the number, size and location of signs; requiring screening and landscaping to protect adjacent property and any other condition deemed necessary by the commission.

It is not necessary to restate other ordinances and statutory requirements of the conditional use as part of the proceedings. The granting or denial of a conditional use will not affect the requirements of the City of Hermiston to comply with building, plumbing, and electrical codes, other ordinances, statutory or regulatory compliance issues.

Based on the existing improvements on the property and the land use history as a salon for nearly twenty years, staff recommends approval of the conditional use permit. No conditions of approval are recommended based on the existing site improvements.

Tie-In to Council Goals

N/A

Fiscal Information

The property has an assessed value of \$187,000 and generates approximately \$1200 in tax revenue annually.

Alternatives and Recommendation

Alternatives

The planning commission may choose to

- Approve the conditional use permit
- Deny the conditional use permit
- Approve the conditional use permit with conditions of approval

Recommended Action/Motion

Staff recommends the planning commission approve the conditional use permit.

- Motion to make the project file a part of the record
- Motion to adopt the findings of fact
- Motion to approve the conditional use permit

Submitted By:

C.F. Spencer, Planning Director