



*Where Life is Sweet*

Mayor and Members of the City Council

**STAFF REPORT**

For the Meeting of August 26, 2024

**Title/Subject**

Replat- Zamora/ Munoz Garcia 4N2811BA Tax Lots 600 & 1001 - 615 & 699 E Jennie Ave

**Summary and Background**

Ron McKinnis has submitted a replat application on behalf of two property owners for land located at 615 and 699 E Jennie Ave. The property is approximately 0.63 acres and contains one single-family dwelling. The property is described as 4N 28 11BA Tax Lots 600 and 1001 and is zoned Multi-Structure Residential (R-4). Tax Lot 600 is vacant and is owned by Uziel Zamora. Tax Lot 1001 contains one dwelling, a carport, and is owned by Noemi Munoz Garcia.

The intent of the replat is to create a new residential lot on Tax Lot 600, creating a new lot fronting E Jennie Ave and changing the balance of the lot into a flag lot. The replat also serves to adjust the boundary between Tax Lot 600 and 1001. Currently, Tax Lot 600 has a very long, narrow portion which is approximately 12 feet wide and extends eastward along the north property lines of four lots. Tax Lot 1001 is the furthest east lot to abut this narrow tail and wishes to add the land to increase overall lot size. Since Tax Lot 1001 is within an existing partition plat (Partition Plat 1998-25), an administrative property line adjustment can not be performed and a replat is necessary to adjust property lines.

Tax Lot 600 is a pre-existing vacant lot of approximately 0.4 acres. The partition will create two lots. Lot 1 is a flag lot of approximately 0.26 acres (11,185 square feet) and 25 feet of frontage on E Jennie Ave. Lot 2 is a standard lot of approximately 0.14 acres (5,915 square feet) and 65 feet of frontage on E Jennie Ave. Lot 3 is an existing flag lot with 25 feet of frontage on E Jennie Ave and will increase in size from 9,000 to 10,200 square feet, adding twelve feet of depth to the lot.

The property is zoned Multi-Structure Residential. The minimum lot size in the R-4 zone is 5,000 square feet. All lots exceed the minimum lot size requirement and meet or exceed the minimum lot width and depth requirements.

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 July 31, 2024. A sign informing the public of the proposal was placed on the property on July 31, 2024. As a result of noticing, the Oregon Department of Transportation testified that they have no objections to the platting.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.027, and 157.101 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 financial change because of the partition. Subsequent residential development may generate additional revenue, but it is not possible to determine at present. The existing improvements on Lot 3 have an assessed value of \$126,000.

### **Alternatives and Recommendation**

#### **Alternatives**

The city council 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. The planning commission approved the plat on August 14, 2024. Staff recommends the city council approve the plat subject to the conditions of approval.

#### **Submitted By:**

C.F. Spencer, Planning Director