



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of November 13, 2024

Title/Subject

Minor Partition- Hermiston Christian Center 4N2816BA Tax Lot 100- 1825 W Highland Ave

Summary and Background

The Hermiston Christian Center has submitted a minor partition plat for the existing church/school site at 1825 W Highland Ave. The proposal will separate 2.9 acres at the northwest corner of the site from the school site. The area proposed for partitioning lies directly north of the terminus of SW 19th Court and south of W Highland Ave. The property was previously partitioned in 1998, separating this area from the land which was later subdivided into the North Riverview Heights subdivision. The act of partitioning a lot within an existing plat (Partition Plat 1998-30) is considered a replat. Under replat statutes, a replat may serve to vacate existing streets and/or easements. The applicant is also proposing to vacate and rededicate an existing easement for Hermiston Energy Services which does not contain any electrical utilities and rededicate the easement where the actual utilities are located.

The property is zoned Medium-High Density Residential (R-3). The proposed partition will create a 20.69-acre parcel for the existing church site (Parcel 1) and a second 2.88-acre parcel for future residential development (Parcel 2). No development plans have been submitted for Parcel 2. The minimum lot size in the R-3 zone is 5,000 square feet for single and two-family lots and 7,500 for multi-family lots.

The easement proposed for vacation is approximately 2,350 square feet in area and is located approximately 260 feet south of the existing church. This easement is 10 feet wide and extends approximately 235 feet west of SW 17th Street. The easement does not align with any existing electrical infrastructure and Hermiston Energy Services does not object to vacating the easement. The applicant has not yet submitted a revised partition plat with the rededicated easement and staff recommends the planning commission require the submission of the revised plat containing the rededicated easement for review to Hermiston Energy Services staff as a condition of approval and that Hermiston Energy Services agree to the location of the easement prior to obtaining plat signatures.

Public notice was provided for the proposed partition. Notice of land use action was mailed to property owners within 100 feet on October 30, 2024. A sign informing the public of the proposal was placed on the property on October 30, 2024.

The criteria that are applicable to the decision to accept the proposed partition are contained in 154.15 through 154.66, 157.027, and 157.101 of the Hermiston Code of Ordinances.

The findings of fact are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E. Comments received from the Hermiston Irrigation District as a result of noticing are attached as Exhibit F.

Tie-In to Council Goals

Approval of plats is a matter of administration by city ordinances.

Fiscal Information

There is no financial impact to the city because of this partition. The property is currently exempt from property taxes. Parcel 2 will provide additional revenue when residential development occurs.

Alternatives and Recommendation

Alternatives

The planning commission 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 of the Hermiston Code of Ordinances. Staff recommends the planning commission approve the plat subject to the conditions of approval.

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the conditions of approval
- Motion to approve the final plat subject to the conditions of approval

Submitted By:

C.F. Spencer, Planning Director