



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of April 12, 2023

Title/Subject

Replat- Rocky Heights 4N2810 TL 100 4N2810AB TL 2002, 2003, 2100, 2101, 2103, 2104, 2200, 2201, 2203, 2400, & 2500 4N2810AC TL 100 - 650 W Standard Ave

Summary and Background

The Hermiston School District has submitted a preliminary replat application for the Rocky Heights Elementary School and twelve adjacent residential lots. The replat is intended to address encroachment issues on the Rocky Heights site. The encroachment issues were mapped as site surveying and civil engineering were prepared for the Rocky Heights rebuild.

The Rocky Heights site and one adjacent residential lot are zoned Medium Density Residential (R-2). The adjacent twelve residential lots are all zoned Multi-Structure Residential (R-4). The property is described as 4N2810 Tax Lot 100, 4N28010AC Tax Lot 100, and 4N2810AB Tax Lots 2002, 2003, 2100, 2101, 2101, 2103, 2104, 2200, 2201, 2203, 2400, and 2500.

The replat will adjust the boundaries of all the adjacent residential lots to correct historical encroachments which have occurred over time in the neighborhood and the Rocky Heights property will cede small amounts of property to each adjacent neighbor to accommodate existing structures and fences which are located on school property. At the time the Hartley Addition was platted in 1947, the south lot line for all lots was established along the north line of an irrigation ditch. The ditch has since been abandoned and property owners began constructing fences and sheds on both sides of the ditch. Rather than address the encroachment issues, the school district has elected to transfer ownership of these encroachments to the adjoining residential lots. The amount of land transferred to each adjoining lot varies depending on the encroachment. Some lots may move only a few feet (Tax Lots 2200, 2201, and 2203) while others may move up to 40 feet at the widest point (Tax Lot 2101). The majority of the adjustments move the southern residential property line from the centerline of the ditch to the current fence location, generally twenty to thirty feet. Additionally, the Rocky Heights site has a small access to NW 3rd Street lying between Tax Lots 2500 and 100. This access is no longer needed by the school and the access will become part of the adjoining lots. Each area being adjusted is highlighted on Exhibit C to this report.

Although this replat is essentially a property line adjustment, it must be processed through the replat process. Eleven of the twelve residential lots are located in the Hartley Addition which is a platted subdivision within the city limits. The remaining residential lot (Tax Lot 100) and the Rocky Heights site are both metes and bounds lots and are not within any subdivision. A

property line adjustment cannot be used to adjust the exterior boundary of a subdivision. A subdivision boundary, in this case the south line of Hartley Addition, can only be moved through a replatting process. Thus after replatting, all the lots will now be part of Rocky Heights Subdivision which is a new subdivision created through the replatting process.

All of the Multi-Structure Residential lots exceed the minimum lot size of 5,000 square feet in the R-4 zone. Each of the Medium Density Residential lots exceed the minimum lot size of 6,500 square feet in the R-2 zone.

A replat such as the proposal before the planning commission requires approval as both a preliminary plat and a final plat. The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.35, 154.60 through 154.66, 157.026, 157.028, and 157.101 of the Hermiston Code of Ordinances.

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 March 29, 2023. A sign informing the public of the proposal was placed on the property on March 29, 2023.

The findings of fact are attached as Exhibit A. The conditions of approval are attached as Exhibit B. A map showing the adjusted parcel areas is attached as Exhibit C. The preliminary plat map is attached to this report as Exhibit D. An aerial photo of the property is attached as Exhibit E.

Tie-In to Council Goals

Review and approval of plats is part of the administration of city ordinances.

Fiscal Information

No new lots are being created as part of this replat and all lots are currently developed. Although the buildable area of the single-family lots will slightly increase, the assessed value impact will be negligible. The total assessed value of all lots within the replat is \$869,070.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the preliminary plat.

Recommended Action/Motion

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the preliminary plat with conditions and direct the applicant to proceed to the final plat

Submitted By:

Clinton Spencer, Planning Director