



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of February 12, 2025

**Title/Subject**

Final Plat - Henry K's Addition Phase 1 4N2813 Tax Lots 200 & 500 - 1295 SE 10th St

**Summary and Background**

Bob English of Survey One LLC has submitted a final plat for phase one of the Henry K's Addition. This is the first phase of a planned subdivision approved by the planning commission on May 8, 2024. This phase has 28 single and two-family lots, one 5.9-acre commercial lot, one 25.6-acre commercial lot south of the Union Pacific railroad tracks, one 3.17-acre lot for park purposes along the A Line Canal, and two lots of 10.19 and 29.55 acres reserved for a future development application. The 28 residential lots range in size from 6,000 to 13,000 square feet. The residential lots are zoned Medium-High Density Residential (R-3).

The planning commission's approval of the preliminary plat was subject to 13 conditions of approval, all of which are applicable to the final plat. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the of Hermiston Code of Ordinances, governing final plat preparation.

Work is ongoing within the subdivision. Installation of public improvements is actively underway and the developer wishes to obtain approval of the plat prior to completion and acceptance of the civil improvements. This request is permissible under the city code. §154.61 of the Hermiston Code of Ordinances, relating to construction of general improvements, allows a developer to post a letter of credit or bond as a condition of approval to the final plat and receive the plat for recording with the understanding that no certificates of occupancy will be issued within the development until all public improvements are accepted. The developer has signed an agreement with the city agreeing to delivery of the bond (the agreement itself is required by Condition #2 of the planning commission's preliminary plat approval) and the city has received the bond for improvements. The development agreement and public improvement condition is satisfied even though additional work will be ongoing on-site.

Condition #13 requires the installation of a temporary turn around at the end of SE Owyn Drive. The civil improvement drawings show the installation of this turnaround as part of the overall development plan for the subdivision. However, no easement for the turnaround is presented on the final plat. Staff recommends that an easement be added to the final plat which mirrors the location of the temporary turnaround. The easement shall be vacated when the next phase of the development is platted as an additional phase will be a replat of Lot 32 of Phase 1 and an easement may be removed through a replatting process per ORS 92.185.

There are additional requirements of the plat relating to satisfaction of approval conditions and construction. The remaining requirements will be addressed in the attached findings of fact.

The preliminary plat conditions and the final plat requirements are attached to this report as Exhibit A. The map showing the property boundary and adjacent streets is attached as Exhibit B. The final plat as prepared by the surveyor is attached as Exhibit C. An aerial photo is attached as Exhibit D.

### **Tie-In to Council Goals**

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

### **Fiscal Information**

The twenty-eight (R-3) lots will result in twenty-eight new housing units with an average price of \$375,000. Each housing unit will produce an average of \$2,576 in municipal tax revenue. The net result is approximately \$72,128 in tax revenue to the city at full build-out.

### **Alternatives and Recommendation**

#### **Alternatives**

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

#### **Recommended Action/Motion**

Staff recommends the planning commission approve the final plat.

### **Submitted By:**

C.F. Spencer, Planning Director