



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of October 11, 2023

**Title/Subject**

Final Plat Cimmaron Terrace Phase IV 4N2802DB Tax Lot 101 – NE 8<sup>th</sup> Place

**Summary and Background**

The final plat for Cimmaron Terrace Phase IV containing 32 lots is ready for approval.

Kevin Bethje of MGS Pasco Inc has submitted a final plat for Phase IV of the Cimmaron Terrace subdivision. The property is described as 4N2802DB Tax Lot 101. The property is zoned Medium-High Density Residential (R-3). The applicant proposes to create 32 lots ranging in size from 6114 square feet to 11,779 square feet in size.

The planning commission's approval of the preliminary plat in May of 2010 was subject to 17 conditions.

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances which governs the information presented on the final plat.

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 and parcels is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyors 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 thirty-two R-3 lots will result in thirty-two new housing units with an average price of \$350,000. These housing units will produce an average of \$2,404.50 in municipal tax revenue. The net result is approximately \$76,944 in tax revenue to the city at full build-out.

**Alternatives and Recommendation**

**Alternatives**

The planning commission may approve or deny the final plat.

Recommended Action/Motion

Staff recommends the planning commission approve the final plat.

Motion to approve the final plat with the conditions.

**Submitted By:**

Clinton Spencer, Planning Director