



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of March 13, 2024

Title/Subject

Subdivision- Fieldstone Crossing Phase 2 Hermiston School District 8R 4N2815CA Tax Lot 1300-1653 SW 9th St

Summary and Background

The Hermiston School District has submitted an application to create a new subdivision on 9 acres of Low Density Residential land. The proposed subdivision is south of the Fieldstone Crossing subdivision and east of SW 9th St. The property is owned by the Hermiston School District and is zoned Low Density Residential (R-1).

The development plan consists of 12 lots. The lots range in size from 10,232 to 12,300 square feet and one lot size at 240,131 square feet reserved for future development. The lot layout resembles that of the existing Fieldstone Crossing directly to the north. It is the school district's intent to continue designing and building homes as vocational training for high school students. The Fieldstone project has been successful and popular with Hermiston High School students. Students work in architecture, wiring, framing, and many other trades on each house. One house is built per year.

The development is serviced by SW 9th Street and W Gettman Ave. SW 9th Street provides one point of access for the development. Additional access is available to the remaining undeveloped portion of the property on W Gettman Road.

All of the proposed lots are designed to meet or exceed the R-1 guidelines. Specific findings addressing lot design are attached to this report as Exhibit A. Recommended conditions of approval are attached as Exhibit B.

Notice was mailed to all property owners within 100 feet of the proposal and affected agencies by direct mail on February 28, 2024. A sign was placed on the property on February 28, 2024.

The criteria that are applicable to the preliminary plat are contained in 94.20 through 94.26, 154.15 through 154.35, 154.60 through 154.66, and 157.025 of the Hermiston Code of Ordinances.

Tie-In to Council Goals

Housing continues to be a council priority.

Fiscal Information

There are 12 low density residential lots resulting in 11 new homes proposed for the subdivision. Each house should sell in the \$500,000 range. At full build-out the development will generate approximately \$38,000 in revenue to the city each year.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the subdivision plat and conditions
- Approve the subdivision plat and modify the conditions
- Modify the subdivision plat
- Reject the subdivision plat

Recommended Action/Motion

Staff recommends that the planning commission approve the preliminary plat subject to the draft conditions.

- 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 preliminary plat with conditions of approval

Submitted By:

Clinton Spencer, Planning Director