



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of August 5, 2026

Title/Subject

Final Plat Henry K's Phase 3 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 SE Columbia Drive/SE Owyn Drive

Summary and Background

Bob English of Survey One LLC has submitted a final plat for phase three of Henry K's Addition. The preliminary plat of this third phase of the subdivision was approved by the planning commission in May of 2025 for 47 Lots. The phasing was later amended and the planning commission approved phase 2 with 29 lots in March of 2026. This third phase is for the remaining lots of the original preliminary plat and consists of 19 single and two-family lots ranging in size from just under 6,000 to 11,573 square feet. Four of the lots in this phase are zoned Medium Density Residential (R-2). Fifteen of the lots in this phase are zoned Medium-High Density Residential (R-3). Henry K's Phase 2 Lots 59 and 60 are included in this replat and have been renumbered to Phase 3 Lots 78 & 79. Lot 78 is zoned R-2 and Lot 79 is zoned Outlying Commercial (C-2).

The Planning Commission's approval of the preliminary plat was subject to 10 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 Hermiston Code of Ordinances, governing final plat preparation.

Public improvements have not yet been installed. However, consistent with §154.61 of the Hermiston Code of Ordinances, the developer wishes to post a bond for completion of improvements in exchange for issuance of the final plat to meet contractual obligations regarding the sale of lots. When a bond is produced in lieu of completion of public improvements and consistent with the improvement agreement for Phase 3, the city will not issue any certificates of occupancy for any dwelling constructed in Phase 3 until all public improvements are complete and accepted by the city public works staff.

Tie-In to Council Goals

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

Fiscal Information

The four R-2 and fifteen R-3 lots will result in nineteen 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 \$48,944 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.

Submitted By:

C.F. Spencer, Planning Director