



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of September 14, 2022

Title/Subject

Final Plat- Legacy Phases 5 & 6 4N2802BA Tax Lot 400 – NE 5th St/NE 6th ST/E Bella Vista Ave

Summary and Background

PBS Engineering has submitted a final plat for Phases 5 & 6 of Legacy Subdivision. The plat contains 42 lots platted in conformance with the preliminary plat approved by the planning commission on February 12, 2020. These phases complete the subdivision. The property is described as 4N2802BA Tax lot 400 and encompasses approximately 10 acres. The property is zoned Medium-High Density Residential (R-3).

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 to be presented on the final plat.

The subdivision was approved through the planned unit development process. In approving the development, the planning commission imposed 19 conditions of approval on the subdivision development.

Tie-In to Council Goals

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

Fiscal Information

Forty-two R-3 lots will result in forty-one new housing units priced between \$300,000 and \$400,000 and a city park one acre in size. At full build-out the development will generate approximately \$98,000 in revenue to the city each year.

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.

Motion to make the project file a part of the record.

Motion to approve the final plat.

Submitted By:

Clinton Spencer, Planning Director