



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of June 26, 2023

Title/Subject

Final Plat- View Wood Estates Phase 1 4N2814AD TL 902- 920 E View Drive

Summary and Background

Matt Kenny of Kenny Land Surveying has submitted a final plat for Phase 1 of View Wood Estates subdivision. The property is described as 4N2814AD Tax Lot 902 and is zoned Multi-Structure Residential (R-4). This phase creates 12 lots ranging from 7,280 to 229,227 square feet in size.

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 planning commission's approval of the preliminary plat was subject to twelve conditions. The final plat findings and conditions of approval are attached to this report as Exhibit A. The final plat as prepared by the surveyor is attached. An aerial photo and property map are also attached.

Tie-In to Council Goals

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

Fiscal Information

The twelve (R-4) lots will result in eleven 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 \$28,338 in tax revenue to the city at full build-out.

Alternatives and Recommendation

Alternatives

The city council may choose to approve or deny the final plat.

Recommended Action/Motion

Staff recommends the city council approve the final plat.

Submitted By:

Clinton Spencer, Planning Director