



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of June 14, 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 planning commission's approval of the preliminary plat in November of 2021 was subject to twelve conditions of approval. The criteria that are applicable to the decision to accept the final plat are contained in 154.36 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 surveyor 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 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 planning commission may choose to approve or deny the final plat.

**Recommended Action/Motion**

Staff recommend the planning commission approve the final plat.

Motion to approve the final plat with the conditions.

**Submitted By:**

Clinton Spencer, Planning Director