



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of June 14, 2023

Title/Subject

Final Plat- Highland Meadows Phase 2 4N2814AA TL 102- 942 E Highland Ave

Summary and Background

Robert English of Survey One, LLC. has submitted a final plat for Phase 2 of the Highland Meadows subdivision. The property is described as 4N2814AA Tax Lot 102 and is zoned Low Density Residential (R-1). This phase creates 10 lots ranging from 8,000 to 9,332 square feet in size.

The planning commission's approval of the preliminary plat in December of 2021 was subject to 12 conditions of approval. Per the applicant's request, the planning commission modified approval condition #9 at the February 8, 2023, meeting. The modification removed the requirement for a pedestrian access easement between phase 1 and 2 of the development.

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 presented on the final plat.

Public improvement installation is underway in this development. The majority of public improvements are complete as of the date of this report. As with all final plat approvals, the city will withhold release of the final plat until all improvements are accepted by the public works departments.

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 10 R-1 lots will result in 10 new housing units with an average price of \$380,000. Each housing unit will produce an average of \$2,611, in municipal tax revenue. The net result is approximately \$26,110 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 recommends the planning commission approve the final plat.

Motion to approve the final plat with the conditions.

Submitted By:

Clinton Spencer, Planning Director