



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of May 10, 2023

Title/Subject

Replat- HSD Rocky Heights 4N2810 TL 100 4N2810AB TL 2002, 2003, 2100, 2101, 2103, 2104, 2200, 2201, 2203, 2400, & 2500 4N2810AC TL 100 - 650 W Standard Ave

Summary and Background

PBS Engineering has submitted a final plat for the Hermiston School District's replat of the Rocky Heights Elementary School property and twelve adjacent residential lots. The replat addresses encroachment issues that were mapped as part of the Rocky Heights rebuild.

The Rocky Heights site and one adjacent residential lot are zoned Medium Density Residential (R-2). Eleven of the adjacent parcels are zoned Multi-Structure Residential (R-4).

The planning commission's approval of the preliminary plat was subject to three conditions of approval. Condition #3 required submission of a final plat. The final plat review is the subject of this session and is satisfied.

The criteria that are applicable to the decision to accept the final plat are contained in 154.56 of the Hermiston Code of Ordinances.

The final plat findings and conditions of approval are attached to this report as Exhibits A & B. A map showing the adjustment area is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D. An aerial photo of the property is attached as Exhibit E.

Tie-In to Council Goals

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

Fiscal Information

The total assessed value of all lots within the replat is \$869,070. No new lots are being created and the assessed value impact will be negligible.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the final plat.

Recommended Action/Motion

Staff recommends that the planning commission approve the final plat subject to the conditions of approval.

Motion to approve the final plat with the conditions.

Submitted By:

Clinton Spencer