



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of September 26, 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 property is described as 4N2802BA Tax lot 400 and is zoned Medium-High Density Residential (R-3). The plat creates 42 lots ranging in size from 5,036 square feet to 43,256 square feet.

The planning commission's approval of the preliminary plat through the planned unit development process in February of 2020 subject to 19 conditions of approval.

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.

The preliminary plat conditions and the final plat requirements are attached to this report as Exhibit A. The map showing the property boundaries 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 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 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