



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of November 9, 2022

Title/Subject

Final Plat- Cimmaron Terrace Phase V 4N2802DB Tax Lot 103 - NE 8th St

Summary and Background

Kevin Bethje has submitted a final plat for Phase 5 of the Cimmaron Terrace subdivision. The property is described as 4N2802DB Tax Lot 103. The property is zoned Medium-High Density Residential (R-3). This phase creates 24 lots ranging in size from 1,956 to 2,934 square feet in size. The entirety of the lots in this phase are proposed for townhouse development. Phase V of the subdivision was sold and the infrastructure completed prior to Phase IV.

The planning commission's approval of the preliminary plat in May of 2010 was subject to 17 conditions.

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 boundary and adjacent streets and parcels is attached to 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 twenty-four R-3 lots will result in twenty-four new housing units with an average price of \$300,000. Each housing unit will produce an average of \$2,043 in municipal tax revenue. The net result is approximately \$49,032 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