



Where Life is Sweet

Mayor and Members of the City Council

STAFF REPORT

For the Meeting of July 13, 2026

Title/Subject

Final Plat- Fieldstone Crossing Phase 2 4N2815CA Tax Lot 1300- 1653 SW 9th St

Summary and Background

PBS Engineering has submitted a final plat for Fieldstone Crossing Phase 2 on behalf of the Hermiston School District. The subdivision is located on 9 acres of Low Density Residential (R-1) zoned land located at the northeast corner of SW 9th St and Gettman Road. The plat contains eleven residential lots intended for single or two-unit development and one oversize lot of 5.51 acres to be reserved for future residential use or additional school use.

It is the school district's intent to continue designing and building homes as vocational training for high school students. The Fieldstone project has been successful and popular with Hermiston High School students. Students work in architecture, wiring, framing, and many other trades in each house. One house is built per year, and one house is nearing completion. The school district and their contractors have completed installation of civil improvements, and the final plat is now ready for approval by the city.

The approval of the preliminary plat was subject to nine conditions of approval, all of which are applicable to the final plat. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances, governing final plat preparation.

As part of the review of the final plat, the Hermiston Irrigation District submitted a letter stating that the plat properly reflects a buried pipe easement fifty feet in width in SW 9th Street and that the district has no objections to the plat. A copy of the June 16, 2026, letter is attached to this report.

Tie-In to Council Goals

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

Fiscal Information

The 12 low density residential lots results in 11 new homes each selling in the \$500,000 range. At full build-out the development will generate approximately \$38,000 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:

C.F. Spencer, Planning Director