



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of September 23, 2024

Title/Subject

Replat- Diamond Housing LLC 4N2812BB Tax Lots 488 & 489 – 1028 & 1034 NE Emerald Dr

Summary and Background

Kevin Bethje of MGS Pasco Inc. has submitted a replat application on behalf of Ambience Homes for property located at 1028 and 1034 NE Emerald Drive. The property is approximately 6,800 square feet and is currently vacant. The property is described as 4N 28 12BB Tax Lots 488 and 489 and is zoned Medium-High Density Residential (R-3). Diamond Housing LLC owns the property and is constructing attached single family housing on the property.

The lots were originally platted as a single, 6,800 square foot lot in 2020 as part of the Diamond Run development. In 2022, the lots were further divided into middle housing lots pursuant to ORS 92.031, taking one 6,800 square foot lot and dividing it into two 3,400 square foot lots for common wall attached housing. A prospective purchaser wishes to combine the lots for financing purposes. A replat is necessary to eliminate lot lines within a platted subdivision.

The property is zoned Medium-High Density Residential. The minimum lot size in the R-3 zone is 5,000 square feet. All lots exceed the minimum lot size requirement and exceed the minimum lot width and depth requirements (60 feet and 80 feet respectively).

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on August 28, 2024. A sign informing the public of the proposal was placed on the property on August 28, 2024.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.027, and 157.101 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The map showing the property boundary, 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.

All conditions of approval from the 2020 and 2022 land use approvals remain in effect on this site. No additional conditions are recommended.

Tie-In to Council Goals

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

Fiscal Information

There will be no financial change as a result of the replat. The existing property has an assessed value of \$112,000.

Alternatives and Recommendation

Alternatives

The city council may choose to approve or deny the plat.

Recommended Action/Motion

Staff has reviewed the proposed plat and found that it is prepared in accordance with all requirements of 154.35 (B) and 154.46. The planning commission approved the plat on September 11, 2024. Staff recommends the city council approve the plat with the existing conditions.

Submitted By:

C.F. Spencer, Planning Director