



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of April 10, 2024

Title/Subject

Final Plat- View Wood Estates Phase II 4N2814AD Tax Lot 902 - 920 E View Drive

Summary and Background

Matt Kenny of Kenny Land Surveying has submitted a final plat for Phase 2 of View Wood Estates subdivision. The property is described as 4N2814AD Tax Lot 902 and is zoned Multi-Structure Residential (R-4). This final phase creates 24 lots ranging from 5,966 to 12,066 square feet in size.

The planning commission's approval of the preliminary plat in November of 2021 was subject to twelve conditions of approval. The criteria that are applicable to the decision to accept the final plat are contained in 154.36 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 is attached as Exhibit B. The final plat as prepared by the surveyor is attached as Exhibit C.

Tie-In to Council Goals

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

Fiscal Information

The twenty-four (R-4) lots will result in twenty-four new housing units with an average price of \$375,000. Each housing unit will produce an average of \$2,576 in municipal tax revenue. The net result is approximately \$61,824 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