



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of December 14, 2022

Title/Subject

Final Plat- Gettman Hill Estates Phase 1 4N2815 Tax Lot 200 - 1307 SW 3rd St

Summary and Background

The final plat for Gettman Hill Estates Phase 1 containing 13 lots is ready for approval.

In September of 2020, the planning commission approved the preliminary plat for Gettman Hill Estates subdivision located southeast of the Desert Sky Estates subdivision. The preliminary plat encompassed approximately 14.5 acres of land and would create 31 R-1 zoned lots. Thirteen lots are proposed for creation in Phase 1, one lot being oversized for eventual platting in accordance with the preliminary plat.

The property is described as 4N2815 tax lot 200 and is zoned Low Density Residential (R-1).

The planning commission's approval of the preliminary plat was subject to seven conditions, all of which are applicable to this phase. 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 to be presented on the final plat.

The preliminary plat conditions and final plat requirements are attached to this report as Exhibit A. The map showing the property boundary and adjacent streets and parcels 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 plats is a matter of administration of city ordinances.

Fiscal Information

Thirteen R-1 lots will result in twelve new housing units priced between \$450,000 to \$550,000 and will generate approximately \$41,220 in revenue to the city at full build-out.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends that the planning commission approve the final plat.

Motion to approve the final plat with the conditions.

Submitted By:

Clinton Spencer, Planning Director