



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of March 11, 2026

Title/Subject

Final Plat- Upland Meadows Phases 3 & 4 4N2802A Tax Lot 500 - 811 E Theater Lane

Summary and Background

Redmond Land Group, LLC has submitted a final plat prepared by AKS Engineering & Forestry LLC for phases 3 and 4 of the Upland Meadows subdivision. The planning commission preliminarily approved this 12-phase subdivision at their January 10, 2024, meeting. Phases 3 and 4 includes forty single and two-family lots ranging in size from 6,000 to 7,281 square feet. The residential lots are zoned Medium-High Density Residential (R-3).

The planning commission's approval of the preliminary plat was subject to 11 conditions of approval, 7 of which are applicable to the final plat for phases 3 & 4. The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances.

The final plat requirement and preliminary plat conditions of approval are attached to this report as Exhibit A. The findings have been prepared by the applicant's representative. The map showing the property boundary and adjacent streets 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.

Tie-In to Council Goals

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

Fiscal Information

The forty R-3 lots will result in forty new housing units with an average price range of \$350,000 to \$475,000. At full build-out Phases 3 & 4 will generate a total of approximately \$81,520 in revenue for the city each year.

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.

Submitted By:

C.F. Spencer, Planning Director