



*Where Life is Sweet*

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

**Title/Subject**

Final Plat - Henry K's Phase 2 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 1125 SE 10th St

**Summary and Background**

Bob English of Survey One LLC has submitted a final plat for phase two of Henry K's Addition. The preliminary plat of this second phase of the subdivision was approved by the planning commission in May of 2025 for 47 lots. The final plat submitted has reduced the total number of lots in this phase to 29. The phase consists of 28 single and two-family lots ranging in size from 6,000 to 16,569 square feet and one 4 acre lot reserved for a future development application. Twenty-four of the lots in this phase are zoned Medium-High Density Residential (R-3). Five lots in this phase are zoned Medium Density Residential (R-2). Henry K's Phase 1 Lots 32 & 33 are included in this replat and have been renumbered to Phase 2 Lots 60 and 61. Lot 60 is zoned R-2 and Lot 61 is zoned Outlying Commercial (C-2).

The planning commission's approval of the preliminary plat was subject to 10 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.

Work is ongoing within the subdivision. Installation of public improvements is actively underway and the developer wishes to obtain approval of the plat prior to completion and acceptance of the civil improvements. This request is permissible under the city code. 154.61 of the Hermiston Code of Ordinances, relating to construction of general improvements, allows a developer to post a letter of credit or bond as a condition of approval to the final plat and receive the plat for recording with the understanding that no certificates of occupancy will be issued with the development until all public improvements are accepted. The developer and city are working to complete the development agreement and the city will receive a letter of credit for the improvements.

**Tie-In to Council Goals**

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

**Fiscal Information**

The twenty-nine R-3 lots will result in twenty-eight 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 \$75,704 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.

#### **Submitted By:**

C.F. Spencer, Planning Director