



Where Life is Sweet

Members of the Planning Commission

STAFF REPORT

For the Meeting of November 13, 2024

Title/Subject

Replat- Holt 4N2802AB Tax Lots 2100/2300/2400/2500/2600/9900/10000- 6/8/10/12/14/16/18 Hill View Dr

Summary and Background

Ron McKinnis has submitted a preliminary replat for a portion of the existing Sunset Estates subdivision located on an undeveloped portion of NE Hill View Drive. The intent of the replat is to reconfigure the existing lot layout and allow for the eastward extension of Hill View Drive to allow for improved access and utility service for future residential development to the east. The overall lot count will not change as a result of the replat. The seven existing lots will be adjusted and a new street extension will be created. The property is owned by the Holt Family Trust. The applicant is the City of Hermiston

The property is zoned Multi-Structure Residential (R-4). The proposed replat does not create or eliminate any lots. Instead, the property lines common to the seven lots will be adjusted to create new right-of-way. The parcels currently range in size from 10,000 to 7,500 square feet. After replatting all of the lots will be approximately 7,500 square feet and approximately 3,500 square feet will be dedicated to street purposes. The minimum lot size in the R-4 zone is 5,000 square feet. The owners are proceeding with construction of improvements for the next phase of Sunset Estates and the City wishes to protect the public interest through the creation of a new east/west street connection allowing utility extension and traffic connectivity.

Public notice was provided for the proposed partition. Notice of land use action was mailed to property owners within 100 feet on October 30, 2024. A sign informing the public of the proposal was placed on the property on October 30, 2024.

The criteria that are applicable to the decision to accept the proposed partition are contained in 154.15 through 154.66, 157.028, and 157.101 of the Hermiston Code of Ordinances.

The findings of fact are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E. Comments received from the Hermiston Irrigation District as a result of noticing are attached as Exhibit F.

Tie-In to Council Goals

Approval of plats is a matter of administration by city ordinances

Fiscal Information

The city will incur the survey and right of way costs for this replat. The property is currently vacant. Residential development will provide additional revenue when construction occurs.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the preliminary 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) of the Hermiston Code of Ordinances. Staff recommends the planning commission approve the preliminary plat subject to the conditions of approval.

- Motion to make the project file a part of the record
- Motion to approve the findings of fact
- Motion to approve the conditions of approval
- Motion to approve the preliminary plat subject to the conditions of approval

Submitted By:

C.F. Spencer, Planning Director