



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of October 23, 2023

Title/Subject

Final Plat Cimmaron Terrace Phase IV 4N2802DB Tax Lot 101- NE 8th Place

Summary and Background

Kevin Bethje of MGS Pasco Inc has submitted a final plat for Phase IV of the Cimmaron Terrace subdivision. The property is described as 4N2802DB Tax Lot 101 and is zoned Medium-High Density Residential (R-3). The plat creates 32 lots ranging in size from 6,114 square feet to 11,779 square feet in size.

The planning commission's approval of the preliminary plat in May of 2010 was subject to 17 conditions of approval.

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 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 and parcels is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyors is attached as Exhibit D.

Tie-In to Council Goals

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

Fiscal Information

Thirty-two R-3 lots will result in thirty-two new housing units with an average price of \$350,000. At full build-out this phase of development will generate approximately \$76,944 in revenue to the city each year.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the city council approve the final plat.

Submitted By:

Clinton Spencer, Planning Director