Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of May 22, 2023

Title/Subject

Replat- HSD Rocky Heights 4N2810 TL 100 4N2810AB TL 2002, 2003, 2100, 2101, 2103, 2104, 2200, 2201, 2203, 2400 & 2500 4N2810AC TL 100 - 650 W Standard Ave

Summary and Background

PBS Engineering has submitted a final plat for the Hermiston School District's replat of the Rocky Heights Elementary School property and twelve adjacent residential lots. The replat addresses encroachment issues that were mapped as part of the Rocky Heights building project.

The Rocky Heights site and one adjacent residential lot are zoned Medium Density Residential (R-2). Eleven of the adjacent parcels are zoned Multi-Structure Residential (R-4).

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on March 29, 2023. A sign informing the public of the proposal was placed on the property on March 29, 2023.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.46 of the Hermiston Code of Ordinances.

The final plat requirements and findings are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the adjusted areas is attached as Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D. An aerial photo is attached as Exhibit E.

Tie-In to Council Goals

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

Fiscal Information

No new lots are being created as part of this replat and all lots are currently developed. The total assessed value of all lots within the replat is $869,070.

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 with the conditions.

- Motion to approve the final plat subject to the conditions.

Submitted By:

Clinton Spencer