

Staff Report

For the Meeting of October 26, 2015

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item #

NO. 20XX –

**SUBJECT: Final Plat for
Abarim Meadows Phase 1**

Subject

The final plat for Abarim Meadows Phase 1 containing 3 R-1 lots is ready for city council approval.

Summary and Background

Denny Edwards has submitted a final plat for phase 1 of the Abarim Meadows Subdivision. The proposed subdivision is located on approximately 1.6 acres of land at the northwest corner of E Main Street and NE 10th Street. The property is described as 4N 28 11DA Tax Lot 1600. The applicant proposes to create 3 lots of approximately 9,000 to 10,000 square feet and one oversized lot to be platted in accordance with the preliminary plat. The property is zoned Single-family Residential (R-1).

Phase 1 of the subdivision will include two lots on E Gladys Ave and one lot on E Main Street which is already developed with a single family dwelling. The lots on E Gladys already have street improvements and can be built on immediately. The lot on E Main will require additional street improvements. These improvements were a condition of approval and will be installed as part of Phase 2. However, the lot contains an existing dwelling which will be retained by the property owner as part of an agreement with the developer and must be included with this plat to create a lot for the owner.

Since Lot 1 is already occupied, there must be a mechanism to insure street improvements will be installed. The developer has signed an agreement with the city agreeing to deposit an amount equivalent to the cost of the improvements adjacent to Lot 1. The money deposited will be held by the city until October 31, 2016. If the improvements have not been installed by that date, the city will use the money to install the improvements.

Conditions from Preliminary Plat Approval

The preliminary plat was approved by the city in January of 2015. The approval for the subdivision included three approval conditions.

1. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, infill street paving in E Main Street, and half street

paving in NE 10th Street. All improvements shall comply with city standards and specifications and shall receive final approval from the city engineer. **Street improvements are required as part of the Phase 2 improvements. The Phase 1 lots are considered complete as-is, although Lot 1 will be included with the Phase 2 improvements.**

2. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction. **The applicant shall meet this condition of approval.**
3. Applicant shall work with and receive certification from the Hermiston Irrigation District. **The applicant shall meet this condition of approval.**

Fiscal Information

There is no financial impact as a result of the subdivision of lots.

Alternatives and Recommendation

The final plat is prepared in accordance with the city's requirements for final plat preparation. Staff recommends that the city council approve the final plat.

Requested Action/Motion

Motion to accept the final plat.

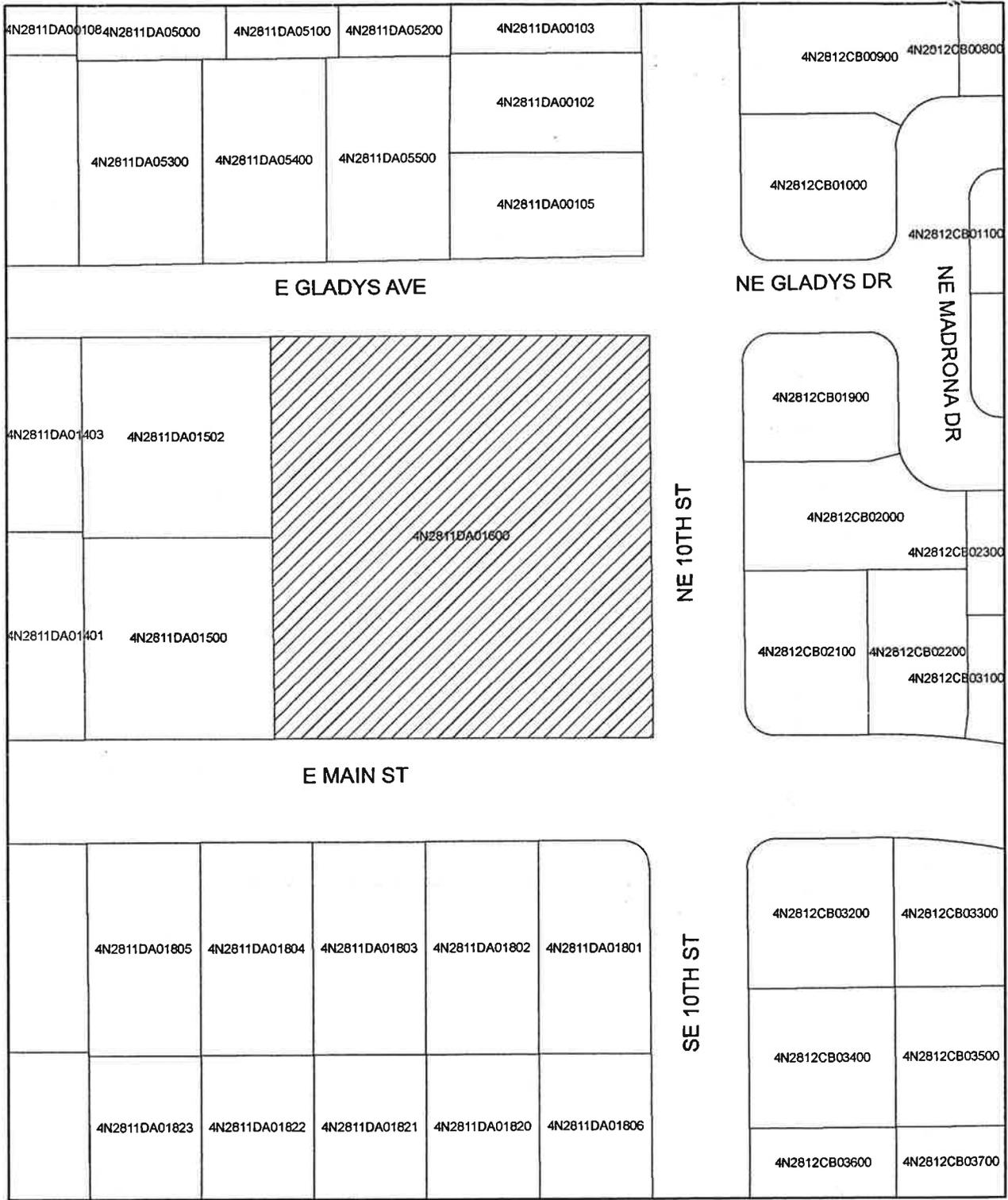
Reviewed by:



Department Head – Clinton Spencer, City Planner



City Manager Approval



Legend

-  Area of Proposed Subdivision
-  100 Foot Notification Area
-  Property Line

