

# Staff Report

For the Meeting of December 12, 2016

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item #

NO. 2016 –

**SUBJECT: Final Plat for NW  
Housing Alternatives**

## **Subject**

The final plat for Northwest Housing Alternatives Replat containing five R-3 lots is ready for city council approval.

## **Summary and Background**

The City of Hermiston has received an application for a replat of property located at 605 SE Fifth Street. The property is approximately 1.58 acres and is vacant. The proposal will replat five existing lots into one new lot. The property is zoned Multiple-Family Residential (R-3) and is described as a 4N 28 11CD Tax Lots 1800, 25100, 25200, 25300, and 25400. The property is owned by Northwest Housing Alternatives.

The intent of the replat is to simplify future redevelopment of the parcel through the elimination of existing lot lines.

The planning commission considered the replat for this property at the November 9, 2016, regular meeting. The replat was approved by the planning commission.

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

## **Fiscal Information**

There is no financial impact as a result of the reconfiguration 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:

A handwritten signature in black ink, appearing to read 'C. Spencer', with a long horizontal flourish extending to the right.

Department Head – Clinton Spencer, City Planner

A handwritten signature in black ink, appearing to read 'Bryan Hunt', written in a cursive style.

City Manager Approval

**OWNERS DECLARATION**

NORTHWEST HOUSING ALTERNATIVES, INC. OWNER OF LOTS 1-4, FIVE PINES SUBDIVISION AND LOT 16, BLOCK 14, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "5th STREET REPLAT", A REPLAT OF SAID LOTS 1-4, FIVE PINES ADDITION SUBDIVISIONS AND LOT 16, BLOCK 14, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, UMATILLA COUNTY, OREGON, PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND THE CITY OF HERMISTON AND UMATILLA COUNTY ORDINANCES.

AUTHORIZED AGENT \_\_\_\_\_ TITLE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF OREGON } SS

COUNTY OF \_\_\_\_\_ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE

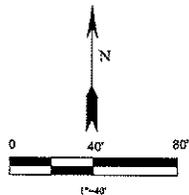
ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

BY: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_



**LEGEND**  
 O FOUND MONUMENT AS NOTED  
 --- FENCE

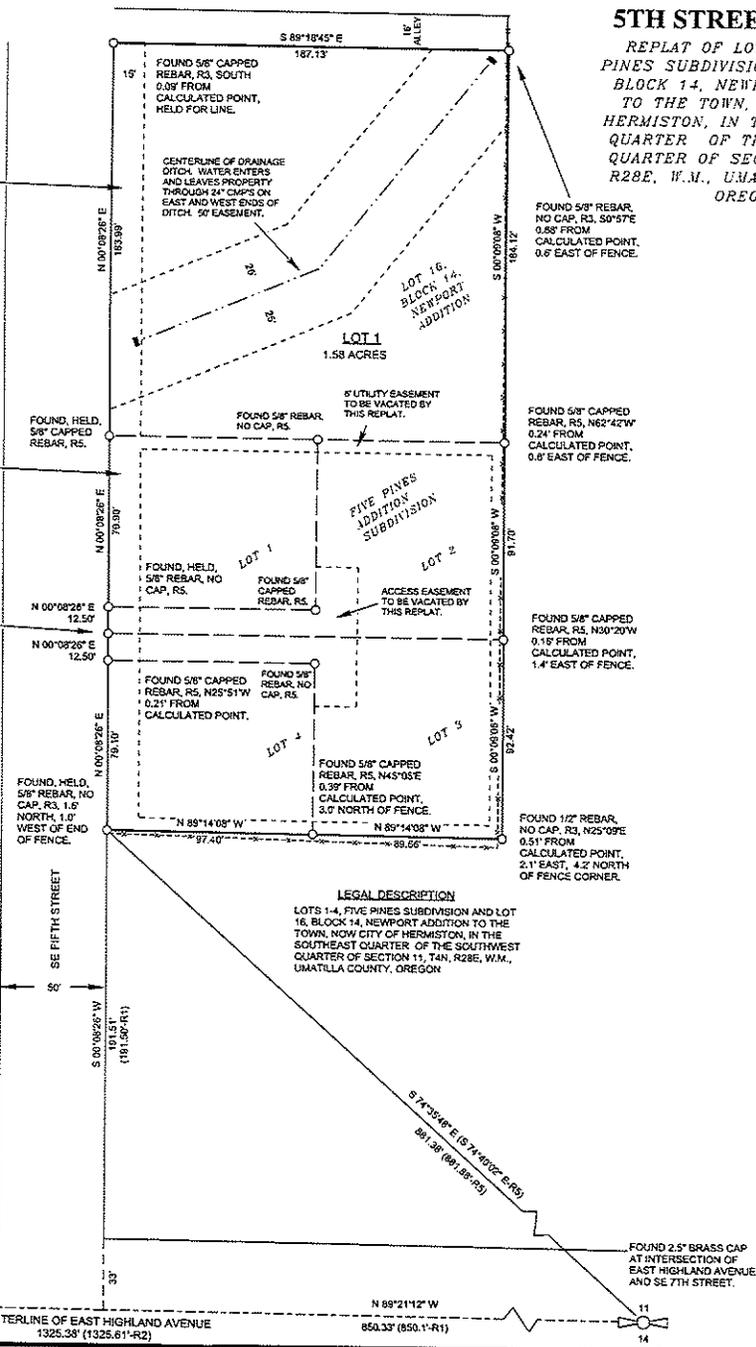
**BASIS OF BEARINGS**  
 THE SOUTH LINE OF THE SE1/4 OF THE SW1/4, SEC. 11, R2.

- REFERENCES**
- R1) NEWPORT ADDITION TO HERMISTON, RECORDED MARCH 21, 1903.
  - R2) SURVEY 91-24-A, RECORDED MARCH, 1991.
  - R3) SURVEY 98-86-A, RECORDED MAY, 1998.
  - R4) PARTITION PLAT 2002-18, RECORDED APRIL 29, 2002.
  - R5) FIVE PINES SUBDIVISION, BOOK 14, PAGE 75, RECORDED JUNE 10, 2004.

**SURVEYOR'S CERTIFICATE AND NARRATIVE**

I, STUART A. CHISHOLM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFIES THAT THE REPLAT AS SHOWN HEREON CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH ORS CHAPTER 92. NO MONUMENTS WERE SET FOR THIS SURVEY AS ALL CONTROLLING CORNERS WERE FOUND. THE PURPOSE OF THIS SURVEY IS TO COMBINE THE FOUR LOTS IN FIVE PINES SUBDIVISION AND LOT 16, BLOCK 14, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, INTO ONE LOT. THE CORNERS OF THE FIVE ORIGINAL LOTS WERE ALL FOUND FOR THIS SURVEY. CORNER POSITIONS WERE CALCULATED BASED ON FIVE PINES SUBDIVISION. THE CALCULATED POINTS WERE ROTATED TO FIT THE FOUND POINTS HOLDING THE INITIAL POINT OF FIVE PINES SUBDIVISION, BEING THE SW CORNER OF LOT 4, AS THE ROTATION POINT AND THREE OF THE WESTERLY REBAR CORNERS OF THE LOTS FOR BEARING. DIFFERENCES BETWEEN THE OTHER FOUND CORNERS AND CALCULATED CORNERS ARE SHOWN ON THIS MAP. THIS SURVEY WAS PERFORMED WITH A TRIMBLE R5 BASE AND R8 ROVER IN CONJUNCTION WITH A TRIMBLE S5 TOTAL STATION.

FOUND 5/8" ROD IN MONUMENT AT INTERSECTION OF EAST HIGHLAND AVENUE AND SE 4TH STREET.



**5TH STREET REPLAT**

REPLAT OF LOTS 1-4, FIVE PINES SUBDIVISION AND LOT 16, BLOCK 14, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T.1N, R28E, W.N., UMATILLA COUNTY, OREGON

**CITY OF HERMISTON PLANNING COMMISSION**

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHAIR \_\_\_\_\_

**HERMISTON CITY COUNCIL**

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR \_\_\_\_\_

**HERMISTON IRRIGATION DISTRICT**

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ TITLE \_\_\_\_\_

**UMATILLA COUNTY SURVEYOR**

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

UMATILLA COUNTY SURVEYOR \_\_\_\_\_

**UMATILLA COUNTY COMMISSIONERS**

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHAIRMAN \_\_\_\_\_ COMMISSIONER \_\_\_\_\_

COMMISSIONER \_\_\_\_\_

**ASSESSOR AND TAX COLLECTOR**

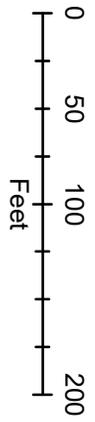
WE, ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONTAINED IN THE ACCOMPANYING PLAT AND THAT ALL ADVALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ASSESSOR \_\_\_\_\_ TAX COLLECTOR \_\_\_\_\_



**5th STREET REPLAT**  
 REPLAT OF LOTS 1-4, FIVE PINES SUBDIVISION AND LOT 16, BLOCK 14, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON.  
 SCALE: H: 1"=40' JOB: 115-044-02  
 V: N/A CADD/DWG/HERM-5TH-6P-DWG



- 100 Foot Notification Area
- Area of Proposed Replat
- Property Line
- City Limits