

Staff Report

For the Meeting of April 25, 2016

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item #

NO. 2016 –

SUBJECT: Final Plat
Cimmaron Terrace Phase 1

Subject

The final plat for phase 1 of the Cimmaron Terrace subdivision containing 78 R-3 lots is ready for city council approval.

Summary and Background

Mark Zoller has submitted a final plat for Cimmaron Terrace Phase 1. The proposed PUD is located on approximately 64 acres of land on the south side of E Theater Lane, east of the Pheasant Run Subdivision and north of E Elm Ave. The property is described as 4N 28 02D Tax Lots 400, 500 and 600. The applicant proposes as part of Phase 1 to create 78 lots each sized between 1,934 and 4,212 square feet. The property is zoned Multi Family Residential (R-3).

The applicant proposes to develop this subdivision as a planned unit development due to the need for several variations from the city's development code. PUDs are governed by §157.110 through §157.120 of the Hermiston Code of Ordinances. The applicant obtained approval from the planning commission in 2010 for the development. The planning commission reviewed the preliminary plan in February 2010 and the final plan in May 2010 in accordance with the PUD provisions in 157.117 of the Hermiston Zoning Ordinance.

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

The planning commission's approval of the preliminary plat for the development was subject to 16 conditions of approval. The conditions which are applicable to this phase of the development are as follows:

- 1) Applicant shall work with and receive certification from the Hermiston Irrigation District. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has been satisfied and signs the final plat.
- 2) Applicant must sign a developer's agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for each

CITY OF HERMISTON

- phase of the Cimmaron Terrace development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
- 3) Streetlights shall also be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.
 - 4) Per Section 157.164(E) of the Hermiston Code of Ordinances, where it has been determined that the extension of public facilities is required, all costs related to such extension shall be borne by the developer. In addition, any extension of the facilities shall be continued and extended in a logical fashion to the extent of the development site so as to be readily available for adjacent development.
 - 5) Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
 - 6) The applicant will be required to completely pave E Theater Lane with two travel lanes of paving from the western boundary of the development to NE 10th Street when Phase IV as shown on the preliminary map is completed. Curbing, drainage and sidewalks will be required for the development frontage of Theater Lane only and will not be required off-site or on the north side of Theater Lane.
 - 7) Each of the lots in the Alora Heights pressure zone shall be required to pay \$309.50 at the time of connection to water and sewer services. This money shall be used to fund future improvements to the Alora Heights booster station which operates near capacity.
 - 8) Sidewalks shall be installed along all new and existing street frontages within the development and along the southern boundary of E Theater Lane adjacent to the development.
 - 9) The developer will install all necessary facilities to prevent the collection of surface water in any low spot and to adequately maintain all stormwater on-site.
 - 10) The developer shall dedicate 5 feet of right-of-way to E Theater Lane, bringing the south half of the right-of-way to 25 feet from centerline.
 - 11) At such time that 80 dwellings are constructed outside the Alora pressure zone, the developer will be responsible for constructing a second water connection to provide redundancy to the development.

On March 9, 2016 the planning commission approved the final plat subject to the conditions listed above.

Fiscal Information

The completed development will contain 78 townhouse dwellings. Each dwelling will be valued between \$100,000 and \$150,000. At \$6.87 per assessed \$1,000 the development will add conservatively \$53,000 to the city tax base.

Alternatives and Recommendation

The final plat is prepared in accordance with the city's requirements for final plat preparation.

The city council may choose to either accept or reject the final plat.

Staff recommends that the city council approve the form of the plat.

Requested Action/Motion

Motion to accept the final plat.

Reviewed by:



Department Head – Clinton Spencer, City Planner



City Manager Approval

CALCULATED POSITION FOR
C-1/4 CORNER SECTION 2 PER
PHEASANT RUN-PHASE SIX
BOOK 14 PAGE 80

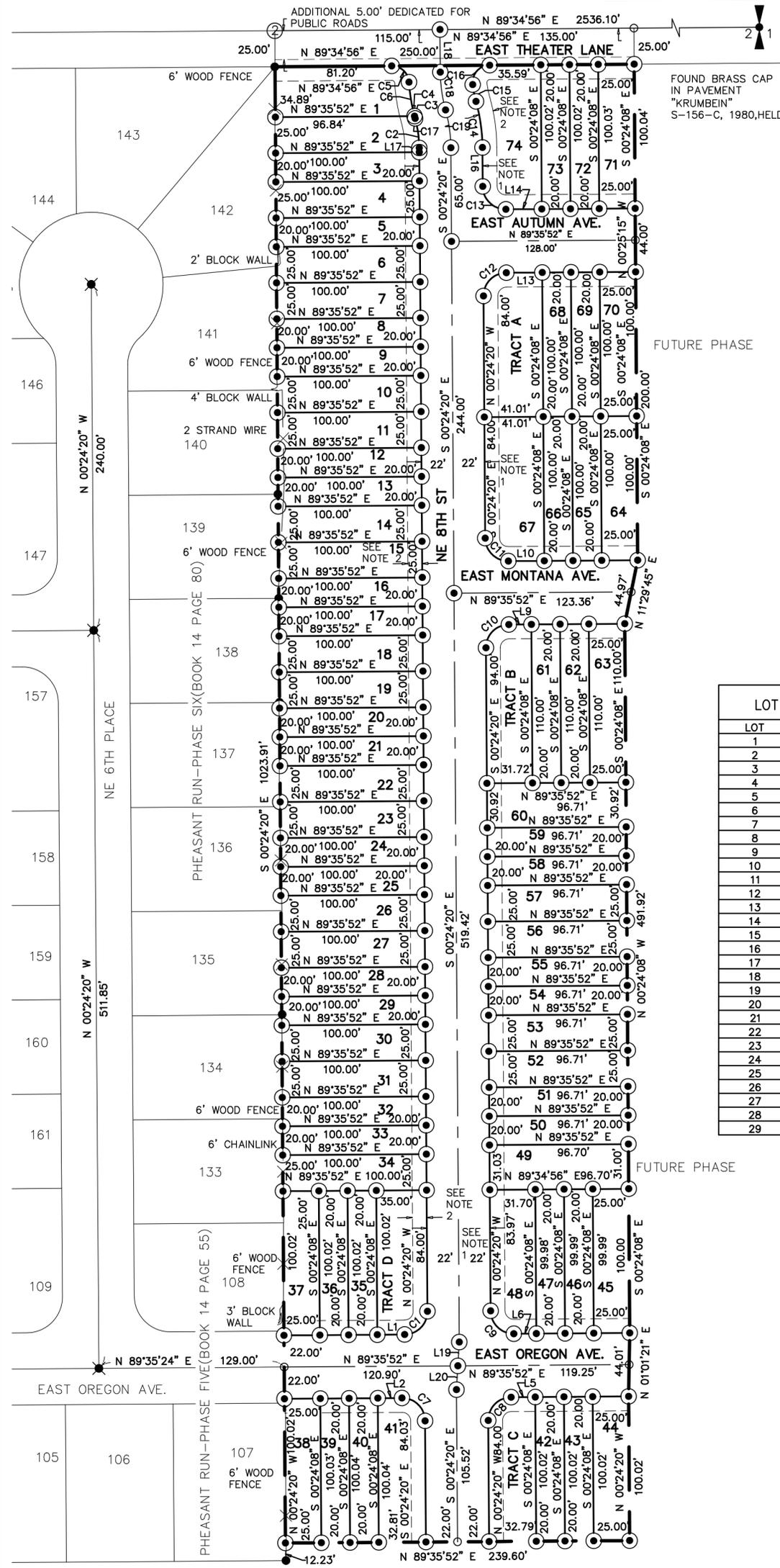
30' RIGHT OF WAY CALCULATED
PER SURVEY REFERENCE #1

20' RIGHT OF WAY CALCULATED
PER SURVEY REFERENCE #1

PLAT OF CIMMARON TERRACE PHASE 1

LOCATED IN A PORTION OF THE NW
1/4 OF THE SE 1/4
OF SECTION 2, T 4 N, R 28 E, W.M.
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

MARCH 2, 2016



LINE	BEARING	DISTANCE
L1	N 89°35'52" E	19.00'
L2	N 89°35'52" E	16.80'
L5	N 89°35'52" E	16.80'
L6	N 89°35'52" E	15.69'
L9	N 89°35'52" E	15.72'
L10	N 89°35'52" E	25.00'
L13	S 89°35'52" W	25.01'
L14	S 89°35'52" W	25.00'
L16	N 00°24'20" W	27.00'
L17	N 00°24'20" W	2.92'
L18	S 00°24'08" E	29.54'
L19	S 03°24'31" W	16.54'
L20	S 03°24'31" W	16.54'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	16.00'	90°00'12"	25.13'	N 44°35'46" E	22.63'
C2	78.00'	15°12'01"	20.69'	N 08°00'21" W	20.63'
C3	122.00'	0°47'11"	1.67'	S 15°12'46" E	1.67'
C4	122.00'	11°13'26"	23.90'	S 09°12'27" E	23.86'
C5	12.00'	86°49'20"	18.18'	N 47°00'24" W	16.49'
C6	122.00'	11°13'26"	23.90'	S 09°12'27" E	23.86'
C7	16.00'	89°59'48"	25.13'	S 45°24'14" E	22.63'
C8	16.00'	90°00'12"	25.13'	S 44°35'46" W	22.63'
C9	16.00'	89°59'48"	25.13'	N 45°24'14" W	22.63'
C10	16.00'	90°00'12"	25.13'	N 44°35'46" E	22.63'
C11	16.00'	89°59'48"	25.13'	S 45°24'14" E	22.63'
C12	16.00'	90°00'12"	25.13'	N 44°35'46" E	22.63'
C13	16.00'	89°59'48"	25.13'	S 45°24'14" E	22.63'
C14	122.00'	15°12'01"	32.37'	N 08°00'21" W	32.27'
C15	78.00'	8°43'33"	11.88'	S 11°14'35" E	11.87'
C16	12.00'	96°27'44"	20.20'	S 41°21'04" W	17.90'
C17	122.00'	0°47'11"	1.67'	S 15°12'46" E	1.67'
C18	100.00'	15°12'26"	26.54'	S 08°00'21" E	26.46'
C19	100.00'	15°12'14"	26.54'	N 08°00'27" W	26.46'

LOT	SQ. FT.
1	3255
2	2477
3	2000
4	2500
5	2000
6	2500
7	2500
8	2000
9	2000
10	2500
11	2500
12	2000
13	2000
14	2500
15	2500
16	2000
17	2000
18	2500
19	2500
20	2000
21	2000
22	2500
23	2500
24	2000
25	2000
26	2500
27	2500
28	2000
29	2000

LOT	SQ. FT.
30	2500
31	2500
32	2000
33	2000
34	2500
35	2000
36	2000
37	2500
38	2501
39	2000
40	2000
41	3227
42	2000
43	2000
44	2500
45	2500
46	2000
47	2000
48	3114
49	2999
50	1934
51	1934
52	2418
53	2418
54	2418
55	2418
56	2418
57	2418
58	2418

LOT	SQ. FT.
59	2418
60	2990
61	2200
62	2200
63	2750
64	2500
65	2000
66	2000
67	4046
68	2000
69	2000
70	2500
71	2501
72	2001
73	2000
74	4212
TRACT A	4046
TRACT B	3434
TRACT C	3226
TRACT D	3445

SURVEYOR'S CERTIFICATE
I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

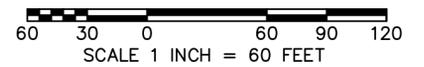
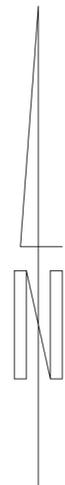
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2017



- INDICATES SET 5/8" X 30" IRON REBAR WITH YPC STAMPED: "BETHJE 38490"
- INDICATES FOUND 5/8" IRON ROD YPC STAMPED "LS 02817" HELD PER SR #3 AND 4
- ⊗ INDICATES FOUND PK IN ASPHALT PER SURVEY REFERENCE 3 AND 4 HELD
- INDICATES CALCULATED POSITION NOTHING FOUND OR SET

SURVEY REFERENCE

- 1) PARTITION PLAT NO. 2004-02
- 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
- 3) PHEASANT RUN-PHASE FIVE BOOK 14 PAGE 55
- 4) PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
- 5) LEWIS SURVEY BOOK 14 PAGE 01-B
- 6) PHEASANT RUN PHASE 1 BOOK 13 PAGE 135

NOTES

- 1) 44' RIGHT OF WAY DEDICATED TO THE CITY OF HERMISTON
- 2) 10' PUBLIC UTILITY EASEMENT
- 3) TRACTS A, B, C, AND D ARE FOR PARKING AND STORM WATER SWALES AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

