



Where Life is Sweet

Planning Department

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To: Planning Commission
From: Clinton Spencer, City Planner
Subject: Final Plat – Desert Sky Subdivision Phase 5
Date: November 1, 2016

Greg Flowers has submitted a final plat for phase 5 of the Desert Sky Subdivision. The proposed subdivision is located on approximately 12 acres of land west of the existing Desert Sky Estates development along SW Cottonwood Drive and SW Desert Sky Drive. The property is described as Lot 45, Desert Sky Estates Phase 4. The applicant proposes to create 15 lots of approximately 9,000 square feet and one lot of 9.35 acres to be reserved for future development. The property is zoned Single-Family Residential (R-1).

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

Chapter 154: Subdivisions

§154.46 Final Plat

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**

- (G) The location of all building lines and easements provided for public use, services or utilities. **Shown as required**
- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and bench marks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **Shown as required**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required**

Conditions from Preliminary Plat Approval

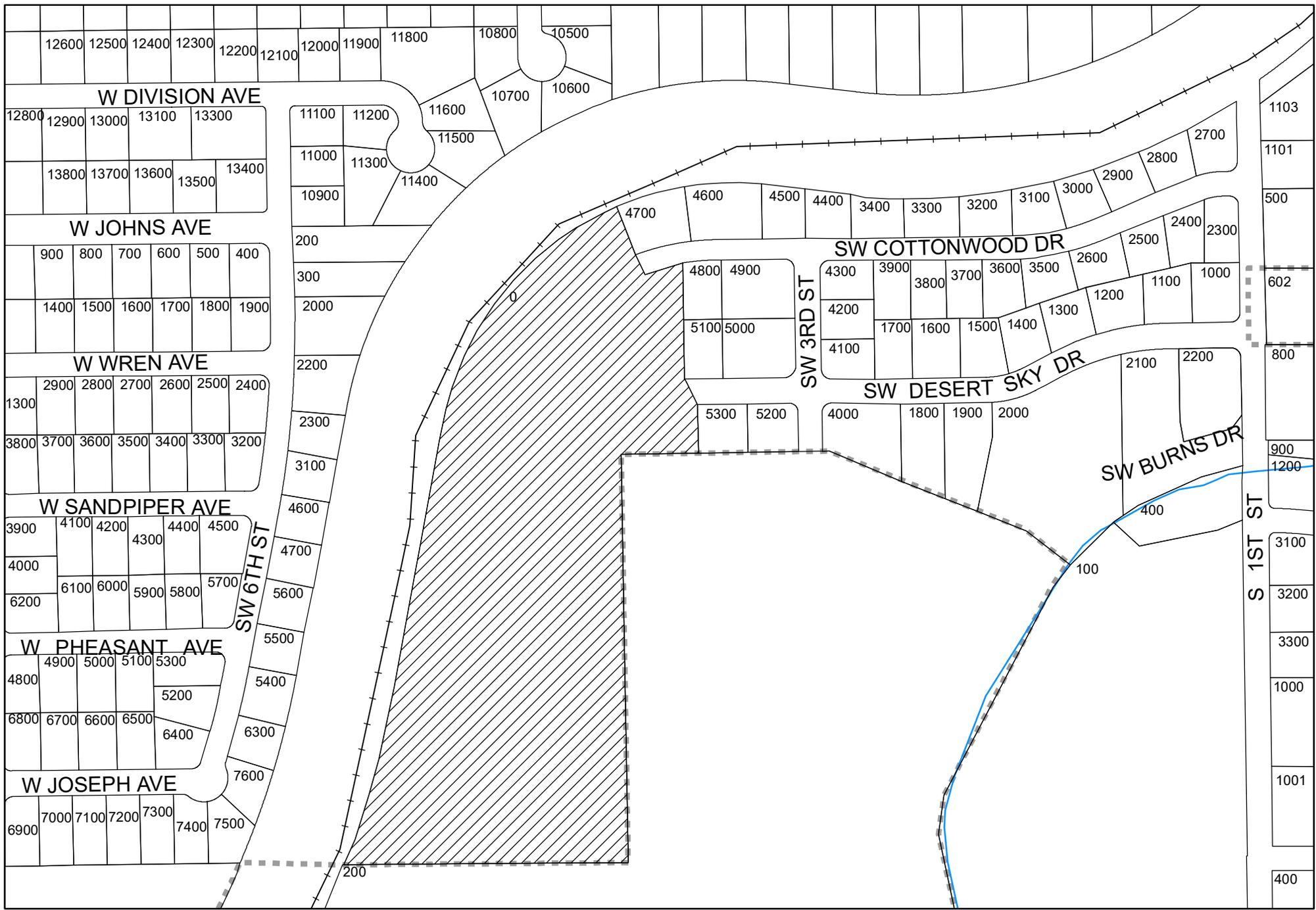
1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. The City of Hermiston will not sign the final plat until the applicant obtains certification from the Hermiston Irrigation District. **The applicant shall meet this condition of approval**
2. The west side of S First Street adjacent to each phase shall be improved to minor collector standards at the time each connection is made to S First Street. Street improvements to S First Street shall align with existing curb and gutter to the north of the development. **The applicant has met this condition of approval during earlier phases of construction. This condition does not apply to Phase 5.**
3. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer. **Improvements are still under construction. Final approval of improvements must be obtained prior to the city signing the plat.**

4. Streetlights must be installed at the applicant's cost. Once installed, the City will assume the monthly service charges. **The applicant has met this condition of approval**
5. 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 has met this condition of approval**
6. The applicant shall place a notation on the final plat stating that Lots 1, 6 and 28 shall not establish driveways on S First Street. **This condition is not applicable to Phase 5**
7. The new connecting streets designated "C" and "D" on the preliminary plat shall be designated with the SW prefix and designated as numbered streets or places based upon the addressing grid. The connecting street designated as "E" on the preliminary plat shall be designated with the W prefix and designated as a named Avenue on the final plat. The semicircular drives designated as "A" and "B" on the preliminary plat shall be designated with the SW prefix and be designated as named Drives on the final plat. **"D" Street has been designated as W Condon Ave. Since the street runs in a straight east/west direction, when addresses were assigned for this phase, staff determined a numbered street was confusing and required the street to be designated as an avenue instead.**
8. The applicant shall be responsible for protecting groundwater flows through the subdivision and insuring all housing is protected from possible groundwater intrusions. **The applicant has met this condition of approval**
9. The applicant shall be responsible for costs associated with modification of the Moore Avenue booster station pump sequencing. **The applicant will meet this condition of approval when development elevations are sufficient to impact water pressure.**

Staff Recommendation

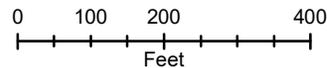
Staff has reviewed the final plat and determined it is prepared in accordance with all final plat requirements. The plat is ready for approval. Staff recommends the planning commission approve the final plat subject to the following conditions:

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.



Legend

-  Area of Proposed Final Plat
-  Property Line
-  City Limits



FINAL PLAT
DESERT SKY ESTATES PHASE 5

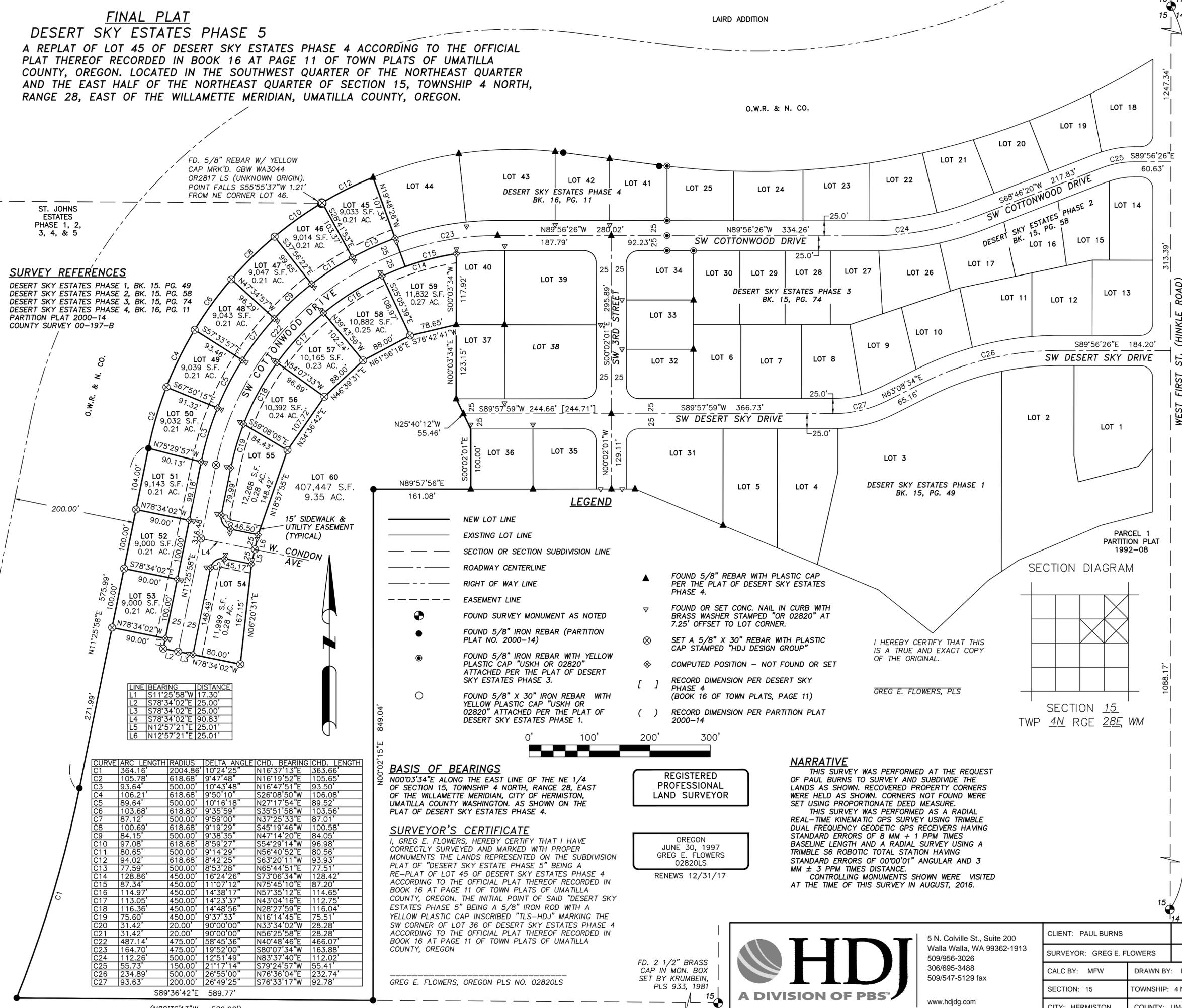
A REPLAT OF LOT 45 OF DESERT SKY ESTATES PHASE 4 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 16 AT PAGE 11 OF TOWN PLATS OF UMATILLA COUNTY, OREGON. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

LAIRD ADDITION

FD. 2 1/2" BRASS CAP IN MON. CASE SET BY KRUMBEIN, PLS 933, 1981

SURVEY REFERENCES

DESERT SKY ESTATES PHASE 1, BK. 15, PG. 49
DESERT SKY ESTATES PHASE 2, BK. 15, PG. 58
DESERT SKY ESTATES PHASE 3, BK. 15, PG. 74
DESERT SKY ESTATES PHASE 4, BK. 16, PG. 11
PARTITION PLAT 2000-14
COUNTY SURVEY 00-197-B



LINE	BEARING	DISTANCE
L1	S11°25'58"W	17.30'
L2	S78°34'02"E	25.00'
L3	S78°34'02"E	25.00'
L4	S78°34'02"E	90.83'
L5	N12°57'21"E	25.01'
L6	N12°57'21"E	25.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHD. BEARING	CHD. LENGTH
C1	364.16'	2004.86'	10°24'25"	N16°37'13"E	363.66'
C2	105.78'	618.68'	9°47'48"	N16°19'52"E	105.65'
C3	93.64'	500.00'	10°43'48"	N16°47'51"E	93.50'
C4	106.21'	618.68'	9°50'10"	S26°08'50"W	106.08'
C5	89.64'	500.00'	10°16'18"	N27°17'54"E	89.52'
C6	103.68'	618.80'	9°35'59"	S35°51'58"W	103.56'
C7	87.12'	500.00'	9°59'00"	N37°25'33"E	87.01'
C8	100.69'	618.68'	9°19'29"	S45°19'46"W	100.58'
C9	84.15'	500.00'	9°38'35"	N47°14'20"E	84.05'
C10	97.08'	618.68'	8°59'27"	S54°29'14"W	96.98'
C11	80.65'	500.00'	9°14'29"	N56°40'52"E	80.56'
C12	94.02'	618.68'	8°42'25"	S63°20'11"W	93.93'
C13	77.59'	500.00'	8°53'28"	N65°44'51"E	77.51'
C14	128.86'	450.00'	16°24'26"	S73°06'34"W	128.42'
C15	87.34'	450.00'	11°07'12"	N75°45'10"E	87.20'
C16	114.97'	450.00'	14°38'17"	N57°35'12"E	114.65'
C17	113.05'	450.00'	14°23'37"	N43°04'16"E	112.75'
C18	116.36'	450.00'	14°48'56"	N28°27'59"E	116.04'
C19	75.60'	450.00'	9°37'33"	N16°14'45"E	75.51'
C20	31.42'	20.00'	90°00'00"	N33°34'02"W	28.28'
C21	31.42'	20.00'	90°00'00"	N56°25'58"E	28.28'
C22	487.14'	475.00'	58°45'36"	N40°49'46"E	466.07'
C23	164.70'	475.00'	19°52'00"	S80°07'34"W	163.88'
C24	112.26'	500.00'	12°51'49"	N83°37'40"E	112.02'
C25	55.73'	150.00'	21°17'14"	S79°24'57"W	55.41'
C26	234.89'	500.00'	26°55'00"	N76°36'04"E	232.74'
C27	93.63'	200.00'	26°49'25"	S76°33'17"W	92.78'

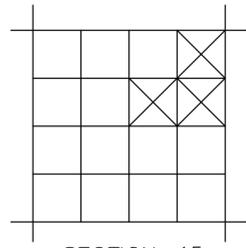
LEGEND

- NEW LOT LINE
- EXISTING LOT LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- ROADWAY CENTERLINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- FOUND SURVEY MONUMENT AS NOTED
- FOUND 5/8" IRON REBAR (PARTITION PLAT NO. 2000-14)
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP "USKH OR Q2820" ATTACHED PER THE PLAT OF DESERT SKY ESTATES PHASE 3.
- FOUND 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP "USKH OR Q2820" ATTACHED PER THE PLAT OF DESERT SKY ESTATES PHASE 1.
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PER THE PLAT OF DESERT SKY ESTATES PHASE 4.
- ▽ FOUND OR SET CONC. NAIL IN CURB WITH BRASS WASHER STAMPED "OR 02820" AT 7.25' OFFSET TO LOT CORNER.
- ⊗ SET A 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "HDJ DESIGN GROUP"
- ⊕ COMPUTED POSITION - NOT FOUND OR SET
- [] RECORD DIMENSION PER DESERT SKY PHASE 4 (BOOK 16 OF TOWN PLATS, PAGE 11)
- () RECORD DIMENSION PER PARTITION PLAT 2000-14

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

GREG E. FLOWERS, PLS

SECTION DIAGRAM



SECTION 15
TWP 4N RGE 28E WM

BASIS OF BEARINGS

N00°03'34"E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY WASHINGTON. AS SHOWN ON THE PLAT OF DESERT SKY ESTATES PHASE 4.

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "DESERT SKY ESTATE PHASE 5" BEING A RE-PLAT OF LOT 45 OF DESERT SKY ESTATES PHASE 4 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 16 AT PAGE 11 OF TOWN PLATS OF UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID "DESERT SKY ESTATES PHASE 5" BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "T.S.-HDJ" MARKING THE SW CORNER OF LOT 36 OF DESERT SKY ESTATES PHASE 4 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 16 AT PAGE 11 OF TOWN PLATS OF UMATILLA COUNTY, OREGON

GREG E. FLOWERS, OREGON PLS NO. 02820LS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/17

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PAUL BURNS TO SURVEY AND SUBDIVIDE THE LANDS AS SHOWN. RECOVERED PROPERTY CORNERS WERE HELD AS SHOWN. CORNERS NOT FOUND WERE SET USING PROPORTIONATE DEED MEASURE. THIS SURVEY WAS PERFORMED AS A RADIAL REAL-TIME KINEMATIC GPS SURVEY USING TRIMBLE DUAL FREQUENCY GEODETIC GPS RECEIVERS HAVING STANDARD ERRORS OF 8 MM + 1 PPM TIMES BASELINE LENGTH AND A RADIAL SURVEY USING A TRIMBLE S5 ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'01" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. CONTROLLING MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN AUGUST, 2016.



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306/695-3488
509/547-5129 fax
www.hdjdg.com

CLIENT: PAUL BURNS	PROJECT NO.: 4353-00	
SURVEYOR: GREG E. FLOWERS	DATE: 11/01/2016	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 100'
SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 1 OF 2

FD. 2 1/2" BRASS CAP IN MON. BOX SET BY KRUMBEIN, PLS 933, 1981

