

Exhibit A

Findings of Fact for Bounds Trust Annexation

August 24, 2026

1225 S 1st St

The city council shall make a decision upon determination that the annexation complies with the applicable criteria in §150.05 of the Hermiston Code of Ordinances relating to annexation.

- A.** §150.05(1) *The proposal is in conformance with all applicable state annexation requirements.*

Response:

1. The proposed annexation of the subject property is aligned with the City of Hermiston Comprehensive Plan, acknowledged as compliant by the State of Oregon, and codified in Code Section 156.02 of Title XV.
2. The City has received consent to annexation from 100% of the property owners and from 100% of the resident electors for approximately 0.83 acres of land (ORS 222.125).
3. When the consent requirements of ORS 222.125 are satisfied, a city may choose to annex land through a proclamation of annexation and dispense with public hearing and public notice (ORS 222.125).
4. The city council considered the request for annexation at the August 24, 2026 regular meeting.

The city council finds the proposal is consistent with all applicable state annexation requirements in ORS 222:

- a. The city has received consent from the property owners within the affected area
- b. An election has been deemed not necessary since consent from more than half the owners has been received
- c. The property is contiguous with the existing city limits
- d. Notice and public hearing is not required following submission of consent to annexation by 100% of the affected property owners and a majority of the affected electors.

- B.** §150.05(2) *The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.*

Response:

5. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
6. Annexation is consistent with Policy 5 which requires the city to establish a program for annexation and efficient and orderly provision of public services.
 - a. Property is contained within the urban portion of the UGB (See Finding 7 below)
 - b. Proposed development is consistent with applicable comprehensive plan policies and map designations (See Finding 7 below)
 - c. All city services can be extended readily (See Findings 11-13 below)
 - d. Property owner(s) is willing to bear costs associated with extension of sewer, water and roads except for major facilities -- e.g. sewer pump station or major water main -- necessary to facilitate later growth. (See Findings 11-13 below)
 - e. Proposal is consistent with all applicable state requirements including ORS Chapter 222 governing annexations and Chapter 225 governing utility extensions. (See Findings 1-4 above)
7. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map. The property is designated as "L" on the comprehensive plan. The L designation is a low density residential comprehensive planning designation corresponding to the R-1 and R-2 zoning designations on the city zoning map.

The city council finds that the property is contained within the urban portion of the urban growth boundary.

C. §150.05(3) *The proposed zoning is consistent with the underlying comprehensive plan designation*

Response:

8. The applicant has submitted an application to annex the property with an R-1 zoning designation.
9. The proposed Low Density Residential (R-1) zoning designation is an implementing zoning designation for the L comprehensive plan map designation.

The city council finds that the proposed zoning is consistent with the underlying comprehensive plan map designation.

D. §150.05(4) *Findings of fact are developed in support or denial of the annexation.*

Response:

10. This document, consisting of three pages of findings adopted by the city council on August 24, 2026 serves as findings of fact in support of annexation.

E. §150.05(5) *All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.*

Response:

11. Sewer is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,138.55.
12. Water is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,590.11.
13. S 1st St is partially improved along the property frontage. The owners will be required to sign a non-remonstrance agreement for future improvements to S 1st St consistent with §157.164(D)(1) of the Hermiston Code of Ordinances.

The city council finds that all city services can be readily extended and the property owner is willing to bear costs associated with sewer, water, and roads.