

EXHIBIT A
Findings of Fact
3 Rivers Oregon Property LLC
2180 NE 10th Street
February 11, 2026

Chapter 94: Streets and Sidewalks

Four new streets are proposed on the preliminary plat. Two new north/south streets are proposed. Road C on the preliminary plat is generally in alignment with 11th Street to the south. Road D is generally in alignment with 13th St to the south. Road A on the preliminary plat does not align with any existing streets to the east or west. Road B on the preliminary plat aligns roughly with E Beatrice Ave to the east. Sidewalk installation is required at the time of development of dwellings on each lot.

The city will require street names as listed in the table below on the final plat.

Preliminary Plat Name	Final Name
Road A	E Proper Name Ave
Road B	E Beatrice Ave
Road C	NE 11 th Street
Road D	NE 13 th Street

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is serviced by NE 10th Street. NE 10th Street provides two points of street access for the development. NE 10th Street is classified as a major collector in the Hermiston Transportation System Plan. All four new streets will be designed as local residential streets. The scope of the development will not change the functional classification NE 10th Street providing access. Development will require each internal street to be improved to local residential standards with paving, curb, gutter, sidewalk, and storm drainage. NE 10th Street as a major collector street shall be improved to major collector status compliant with Hermiston standard drawing ST09. Improvement to major collector status shall include rebuilding of NE 10th Street adjacent to the property frontage to the centerline of the street.

No offset streets are proposed, no street intersection angle varies by more than 10% from a right angle, and streets obviously in alignment with existing streets (E Beatrice Ave, NE 11th Street and NE 13th Street) will bear the name of the existing street.

154.16 Street and Alley Width.

All new streets will have a width of at least 50 feet which meets the minimum requirement for local residential streets. NE 10th Street has an existing right of way width of 66 feet, meeting the major collector right of way standard. The street design standards are satisfied.

154.17 Easements.

Utility easements of 10 feet in width are provided on all street frontages. ORS 92.044 only permits cities to require utility easements abutting a street. Easement requirements are satisfied.

154.18 Blocks.

Block lengths of 607 and 602 feet are proposed. Under 154.17 block length is limited to 600 feet unless the planning commission chooses to require a pedestrian path. 607 feet in length compared to 600 feet in length for the block constitutes a 1.2% deviation from the maximum block length. It is the opinion of staff that the difference between 600 and 607 (or 602) feet is negligible and no pedestrian path connections are required. In order to shorten the block length below 600 feet, a third north/south street would be required, resulting in the elimination of six lots from the development to no identifiable public benefit. Staff recommends that the planning commission find that the block lengths are satisfied.

154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19(A) of the Hermiston Code of Ordinances. All side lot lines are at right angles to straight street lines and there are no double frontage lots as required by §154.19(B). All lots are at least 60 feet wide as required by §154.19(C) and no lot has a depth in excess of three times the lot width. All the proposed lots exceed the minimum lot size of 8,000 square feet in the R-1 zone.

There are 12 corner lots in the development. The lot design satisfies the corner requirements of §154.19(D) and (E). §154.19(D) requires corner lots to be able to establish front lot lines on each street frontage and all 12 lots meet this requirement, however, NE 10th Street is classified as a major collector street and Lots 1, 17, and 33 shall not establish driveways onto NE 10th Street in accordance with the access provisions of §157.150(G)(2) which states *Residential driveways shall be located to optimize intersection operation and, where possible, to access off the street with the lowest functional classification. For example, if a house is located on the corner of a local street and a minor collector, the driveway shall access from the local street as long as it can be located a sufficient distance from the intersection.*

There are no flag lots in the development. The provisions of §154.19(F) are not applicable.

154.20 Character of Development.

Staff understands that the applicant intends to market the subdivision as a single-family development. The lot sizes proposed for the development exceed the minimum size required in the R-1 zone for single- and two-family dwellings. Uses permitted in the R-1 zone are listed in §157.025 of the Hermiston Code of Ordinances.

154.21 Parks, School Sites and the Like

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed development. There is one existing school (Loma Vista Elementary) and one park (Sherman Park) in the neighborhood. Loma Vista Elementary is directly adjacent to the development on the west side of NE 10th Street.

Preliminary Plat

The preliminary plat was filed on December 2, 2025, more than 30 days prior to the February 11 planning commission meeting in accordance with §154.35(A)

The preliminary plat contains most of the information required by 154.35 of the Hermiston Code of Ordinances.

The following items are not included with the preliminary plat:

- Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat;
- Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots;

The above information must be included unless waived by the planning commission. Profiles for the streets and utility information are required as part of the civil drawing review process and final plat process. Staff recommends that the planning commission waive the required information for the preliminary plat but require it for civil drawing submission.

Required Minimum Improvements

154.60 Permanent Markers.

All subdivisions shall be surveyed in accordance with ORS 92.050 through 92.080. The preliminary plat has been surveyed.

154.61 General Improvements.

As a condition of approval for the final plat, the city will require the installation of grading, storm drainage, curb and gutter, sidewalks, street paving and all service utilities. All improvements must comply with the Public Works Department standard plans and specifications manual. As a condition of approval, the planning commission shall require the applicant to sign an improvement agreement with the city agreeing to specific development conditions. In lieu of completion of such work, the City may accept a Letter of Credit in an amount and conditions to be specified.

NE 10th Street is a partially improved county road with paving but no curb, gutter, or sidewalk adjacent to the development site frontage. NE 10th Street shall be rebuilt to centerline to urban major collector standard ST09 for the length of the property frontage. Road A and Road D shall be improved with half street improvements to local residential standard ST11. Road B and Road C shall be fully improved to local residential standard ST11.

Final design approval of all improvements must be obtained from the city engineer. Streetlights must also be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

154.62 Water Lines.

Each lot is planned for connection to the municipal water supply. Water system extensions and fire hydrant locations must be approved by the city engineer. Water is available through a 12 inch municipal water main in NE 10th Street. City public works standards require looping water mains wherever possible. The city engineer has reviewed the preliminary plat and recommends that a looping water main be installed in Road D connecting Roads A and B.

154.63 Sanitary Sewer System.

Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by DEQ, the city sewer superintendent and the city engineer. Sewer is available through a 10 inch sanitary sewer main in NE 10th Street.

154.64 Drainage.

All necessary facilities shall be installed sufficient to prevent the collection of surface water in any low spot and to maintain any natural water course.

154.65 Sidewalks.

The applicant shall install sidewalks along all street frontages of all lots as required by the improvement agreement.

154.66 Bikeways.

The City of Hermiston Transportation System Plan calls for on-street bikeways on NE 10th Street and striping shall be installed concurrent with NE 10th Street improvements.

Chapter 157: Zoning

157.025 Low Density Residential Zone (R-1)

All the proposed lots are created in conformance with the requirements of the R-1 zone. All the proposed lots exceed the minimum lot size of 8,000 square feet. All proposed lots are at least 60 feet wide and 80 feet deep. The lot sizes proposed for the development exceed the minimum size required in the R-1 zone for single- and two-family dwellings. Uses permitted in the R-1 zone are listed in §157.025 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to a excessively well drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.