

## EXHIBIT A

### Findings of Fact

#### Fieldstone Crossing Phase 2 Subdivision

March 13, 2024

#### **Chapter 94: Streets and Sidewalks**

One new street is proposed on the preliminary plat. The applicant proposes a new east-west cul-de-sac extending eastward from SW 9<sup>th</sup> St. This new east-west cul-de-sac shall be designated as SW Fieldstone Ct on the final plat.

#### **Chapter 154: Subdivisions**

##### Design Standards

##### 154.15 Relation to Adjoining Street System.

The preliminary plat is adjacent to SW 9<sup>th</sup> Street. One new street is proposed. A new cul-de-sac extending east from SW 9<sup>th</sup> St is proposed. The new cul-de-sac does not exceed 400 feet in length. Union Pacific Railroad tracks forms the east boundary of Lot 12, which is an oversized lot reserved for future development. Lot 12 remains vacant land for the school's future use. Further extension of this street is impractical. No other connections to the existing street network are proposed.

##### 154.16 Street and Alley Width.

All streets have a width of at least 50 feet which meets the minimum requirement for local residential streets. The proposed cul-de-sac has a radius of over 50'. No new alleys are proposed as part of the preliminary plat. The street design standards are satisfied.

##### 154.17 Easements.

Easements of 10 feet in width are provided on all street frontages. These easements are public utility easements that accommodate storm drainage, utilities, and sidewalks.

##### 154.18 Blocks.

There are no blocks proposed as part of the subdivision proposal. City standards require a maximum block length of 600 feet. This development will have a 100-foot block length.

##### 154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19 of the Hermiston Code of Ordinances. Apart from lots 5, 6, and 7, all the proposed lots are at least 60 feet wide and 80 feet deep. Lots 5, 6, and 7 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A) and have at least 25 feet of street frontage as required by 157.025(C)(3). All the proposed lots exceed the minimum lot size of 8,000 square feet in the R-1 zone. Where possible, all side lot lines are at right angles or are radial to

street lines. There are two corner lots in the proposed development, each of which have sufficient width and depth to allow the establishment of front building lines on both local residential street frontages. Lots 7, 8, 9, 10, and 11 are serviced by the development's local street network and also have frontage on W Gettman Road. To preserve the functionality of traffic movements on W Gettman Road, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lots 7,8,9,10, and 11 shall not access W Gettman Road.

#### 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 permitted in the R-1 zone for single-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 parks or schools in the vicinity of the proposed development. There are two existing schools in the neighborhood.

#### Preliminary Plat

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:

- (a) Grades and profiles of proposed streets

The above information must be included unless waived by the planning commission. Profiles for the streets will be required as part of the civil drawing review process or 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.

W Gettman Road is partially improved with curb and gutter for approximately 460 feet along the development site. W Gettman Road shall have improvements in the form of sidewalk, curb, gutter,

drainage improvements, and infill paving for 600 feet along the area of the site proposed for development. SW 9<sup>th</sup> St is fully improved along the entire frontage adjacent to the site.

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. The development will be serviced by the existing water improvements in SW 9<sup>th</sup> Street. Water improvements in W Gettman Road terminate at the end of the existing paving improvement. As a condition of approval, the city will require the extension of a water main to the east line of Lot 7 in W Gettman Road, a distance of approximately 140 feet.

#### 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. The development will be serviced by the existing sewer improvements in SW 9<sup>th</sup> Street. Sewer improvements in W Gettman Road terminate at the end of the existing paving improvement. As a condition of approval, the city will require the extension of a sewer main to the east line of Lot 7 in W Gettman Road, a distance of approximately 140 feet.

#### 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 does not call for any bikeways in this area.

### **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. Apart from lots 5, 6, and 7, all the proposed lots are at least 60 feet wide and 80 feet deep. Lots 5, 6, and 7 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A), and 25-foot minimum street frontage requirement in 157.025(C)(3).