

Exhibit A
Findings of Fact
Ranch and Home 2nd Replat
2500 and 2550 Highway 395 S
August 5, 2026

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by Highway 395 and E Penney Ave. Highway 395 is a state highway. E Penney Ave is a city street. Each street is fully improved adjacent to each lot and no further improvements are required.

§154.16 Street and Alley Width.

E Penney Ave adjacent to Lots 2 and 3 is 60 feet in width and was improved as part of the Ranch and Home construction. The 60 foot width meets the city standard for minor collector streets. Highway 395 is 130 feet in width and meets the city and state standard for principal arterial streets.

§154.17 Easements.

Multiple easements are shown on the plat. Access easements of 40 feet in width and benefitting all lots and providing connections and access to E Penney Ave and Highway 395 are shown. A 20 foot utility easement extends across Lot 2 southward from E Penney Ave. A 30 foot access and utility easement extends along the south lot line of Lot 2 as well.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Lot is 245,242 square feet or 5.63 acres and contains an existing storage yard. Lot 2 is 372,566 square feet or 8.53 acres and contains the Ranch and Home store. Lot 3 is 128,066 square feet or 2.94 acres and is vacant.

§154.20 Character of Development.

The development is partially developed with retail commercial use. The newly created Lot 1 is intended for light industrial equipment rental, sales, and storage. No changes are proposed for the existing retail store on Lot 2. There are no current development plans for Lot 3 but it is likely to develop with highway oriented commercial use in the future. Uses permitted in the C-2, M-1, and M-2 zones are listed in 157.041, 157.055, and 157.056 of the Hermiston Code of Ordinances respectively.

§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 replat.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

§154.61 General Improvements

Public improvements are completed in E Penney Ave adjacent to the site. At the time of development of the Ranch and Home site, ODOT requested that additional improvements not be made in Highway 395.

§154.62 Water Lines

All lots are serviceable by municipal water. A looping 16-inch water line is installed and adjacent to all three lots.

§154.63 Sanitary Sewer System.

All lots are serviceable by municipal sewer. An eight-inch sanitary sewer line is installed and adjacent to all three lots.

Preliminary Plat

Per §154.35(B) of the Hermiston Code of Ordinances, partitions creating three or fewer lots may be exempted from the preliminary plat requirements.

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 benchmarks 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 the 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**

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)/ §157.055 Light Industrial Zone (M-1)/
§157.056 Heavy Industrial Zone (M-2)

There is no minimum lot size, lot width, or lot depth in the C-2, M-1, or M-2 zones. Lot 1 is 5.63 acres, Lot 2 is 8.53 acres, and Lot 3 is 2.94 acres. All lots are adequate in size, shape, transportation access, and utility support to develop viable economic uses. Uses permitted in the applicable zones are listed in §157.041, §157.055, and §157.056 of the Hermiston Code of Ordinances.