

Exhibit A
Findings of Fact
Victory Lighthouse Preliminary Replat
1940 and 1990 NE 10th Street
August 5, 2026

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by NE 10th Street and E Theater Lane. Each street servicing the property is a county road and subject to maintenance and access requirements of Umatilla County. NE 10th Street is partially improved adjacent to Parcels 1 and 2. Thirty feet of new street right-of-way is proposed for dedication along the east boundary of the newly created Parcel 3. This new right-of-way is in alignment with existing portions of NE 13th Street to the south and is designated as NE 13th Street on the preliminary plat.

§154.16 Street and Alley Width.

NE 10th Street adjacent to Parcels 1 and 2 is 66 feet in width and in compliance with the city standards for major collector streets. E Theater Lane adjacent to Parcels 2 and 3 is dedicated to a width of 30 feet north of the street centerline, meeting the city standard width for minor collector streets. The proposed dedication of NE 13th Street is also 30 feet in width to centerline, meeting the city standard width for minor collector streets. As a new street NE 13th St is unclassified in the city TSP. However, as a street likely to provide connection and circulation between E Theater Lane and E Punkin Center, and potentially south to E Elm Ave in the future, a minor collector is the appropriate planning designation for this new street.

§154.17 Easements.

No easements are shown on the preliminary plat. ORS 92.044 only permits cities to require easements abutting a street. There is an existing dedicated 30 foot wide road easement on the east boundary of the site dedicated as part of Partition Plat 2005-37. Replatting of the property will vacate the existing access easement and rededicate this area as public right-of-way. Vacation and reconfiguration of easements is permissible through a replat process per ORS 92.185.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Parcel 1 is 69,423 square feet or 1.59 acres and contains a single-family dwelling. Parcel 2 is 123,238 square feet or 2.83 acres and contains Victory Lighthouse Church. Parcel 3 is 371,145 square feet or 8.52 acres and is vacant.

§154.20 Character of Development.

The development is partially developed with residential and church uses. The newly created Parcel 3 is intended for residential development in the future. All parcels are zoned Low Density Residential (R-1) which permits one and two family dwellings. A church is a conditional use in the R-1 zone. Uses permitted in the R-1 zone are listed in Section 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 partition. The property is within 60 feet of the Loma Vista Elementary School.

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

NE 10th Street is partially improved adjacent to Parcels 1 and 2. The owner of each parcel will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 10th Street. Additionally, at the time Parcel 1 further develops, or Parcel 2 expands in excess of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.

E Theater Lane is a gravel street adjacent to Parcels 2 and 3. The owner of each parcel will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of E Theater Lane. Additionally, at the time Parcel 3 develops, or Parcel 2 expands in excess

of 10% of the value of the existing improvements on the property, street improvements are required adjacent to the developing parcel per the City of Hermiston development standards in Chapter 157.

NE 13th Street adjacent to Parcel 3 is entirely unimproved and exists as right-of-way only. The owner of Parcel 3 will be required to sign an irrevocable consent agreement agreeing to not remonstrate against the future formation of a local improvement district for the improvement of NE 13th St. Additionally, at the time Parcel 3 develops, street improvements are required per the City of Hermiston development standards in Chapter 157.

§154.62 Water Lines

A 12-inch water line is installed in NE 10th Street. This water line has adequate capacity to provide service for future residential development. No connections are proposed as a result of this partition.

§154.63 Sanitary Sewer System.

A 10-inch sanitary sewer line is installed in NE 10th Street. This sewer line has adequate capacity to provide service for future residential development. The city is in the process of designing a sanitary sewer lift station which will be located in the right-of-way for NE 13th Street to assist in providing sanitary sewer drainage to the mainline in NE 10th Street.

Preliminary Plat

Per §154.35(C) the preliminary plat shall show:

1. The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto; **Shown as required**
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements; **Shown as required**
3. 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; **The existing utilities in NE 10th Street are not shown on the plat. However, the location of this line shall be provided with civil drawings for the development**
4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract; **Shown as required.**
5. The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land; **The city has obtained**

this information as part of the public notice process.

6. Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot; **Contours are not shown**
7. North point, scale and date; **Shown as required**
8. 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; and **This information is required with civil improvement drawings and not recommended for this replat.**
9. All the above information unless waived by the Planning Commission.

Staff recommends that the planning commission waive the requirements in 3, 6 and 8 above. All of this information is required as part of the civil review process.

Chapter 157: Zoning

§157.025 Low Density Residential (R-1)

Parcel 1 is 69,423 square feet or 1.59 acres and contains a single-family dwelling. Parcel 2 is 123,238 square feet or 2.83 acres and contains Victory Lighthouse Church. Parcel 3 is 371,145 square feet or 8.52 acres and is vacant. All of the proposed lots meet or exceed the minimum lot size, width, or depth requirement in the R-1 zone. Uses permitted in the R-1 zone are listed in §157.025(A) and (B) of the Hermiston Code of Ordinances. The existing single-family dwelling on Parcel 1 is an outright use per §157.025(A)(1). The existing church on Parcel 2 is a conditional use per §157.025(B)(2) and operates under a conditional use permit approved by Umatilla County and now administered by the City of Hermiston after annexation of this property in 2025. Residential development on Parcel 3 will be subject to the development standards of the R-1 zoning and a separate limited land use process.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to 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.