

EXHIBIT A

Findings of Fact

Henry K's Phase 1 Subdivision

May 8, 2024

Chapter 94: Streets and Sidewalks

Two new streets are proposed on the preliminary plat. The applicant proposes an extension of SE Columbia Drive through the development. This extension will connect to E Highland Ave in future phases in accordance with the Hermiston Transportation System Plan and has sufficient right of way width to accommodate urban minor collector construction standards. A second street is proposed for connection to SE Columbia Drive (Road A). This street is proposed as a local residential street and has adequate right of way width to accommodate local standard improvements. Although not shown on the preliminary plat, Road A is proposed as a semi-circular road which will connect back to SE Columbia Drive in a future phase. This street shall be designated as a "Drive" on the final plat and be designated with the prefix ordinal of SE denoting its location in the southeast quadrant of the city in accordance with §94.23 of the Hermiston Code of Ordinances.

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is adjacent to SE 10th Street. Two new streets are proposed. SE Columbia Drive is planned for eastward extension and will connect to E Highland Ave in a future phase. A second semi-circular road, designated as Road A on the preliminary plat, is also proposed. SE Columbia Drive is an urban minor collector and has 56 feet of right of way width on the preliminary plat in accordance with public works drawing ST10. Road A is a local residential street and has 50 feet of right of way width in accordance with public works drawing ST11. SE Columbia Drive intersects SE 10th Street at a right angle and in alignment with the current terminus of SE Columbia Drive creating an adequate and safe intersection. No cul-de-sacs are proposed. However, Road A is currently proposed as a semi-circular drive and will not meet fire safety standards for vehicle turn-arounds as proposed. As a condition of approval, the city will require a temporary turn around to be installed at the end of Road A until the future extension of Road A is completed, allowing fire and life safety exits.

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 urban minor collector street has a right of way width of 56 feet satisfying the higher requirement for collectors. 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. The preliminary plat notes several existing easements on the property, including Pacificorp power easements accommodating electrical transmission infrastructure and an irrigation easement along the A Line Canal.

154.18 Blocks.

SE Columbia Drive is prepared in accordance with the 600-foot maximum block length for residential streets. Road A may exceed the 600-foot length requirement at completion in future phases. The planning commission shall discuss if a pedestrian easement and path is desirable to connect Road A to future development to the north. At the planning commission's discretion, a path may be required, per §154.18(B).

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. All proposed lots are at least 60 feet wide and 80 feet deep. All the proposed lots exceed the minimum lot size of 5,000 square feet in the R-3 zone. Corner lots meet or exceed the 6,000 square foot minimum lot size and 70-foot minimum width. Where possible, all side lot lines are at right angles or are radial to street lines. There are three corner lots in the proposed development. Lot 1 is serviced by the development's local street network and also has frontage on SE 10th Street. To preserve the functionality of traffic movements on SE 10th Street, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lot 1 shall not access SE 10th Street. Lots 6 and 28 are corner lots with frontage on SE Columbia Drive and Road A. To preserve the functionality of traffic movements on SE Columbia Drive, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lots 6 and 28 shall not access SE Columbia Drive.

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-3 zone for single-family dwellings. Five lots are adequate in size to accommodate triplex or higher density uses. Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances.

154.21 Parks, School Sites and the Like

The comprehensive plan and parks master plan indicate a need for a park in the vicinity of the proposed development. The developer is negotiating with the city to develop a park accessing the A Line Canal in a future phase of the development.

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
- (b) names of recorded owners of adjoining parcels of unsubdivided land

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.

SE 10th Street is partially improved with paving, curb, and gutter for approximately 330 feet along the development site from the A Line Canal to the south edge of SE Columbia Drive. Sidewalk shall be required along the SE 10th Street frontage of Lots 1 and 30 at the time development occurs on these lots. SE 10th Street is not improved from the south line of SE 10th Street to the Union Pacific railroad, a distance of approximately 800 feet. Commercial development of Lot 29 will require 3/4 improvement to SE 10th Street with two travel lanes, curb, gutter, and sidewalk. 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 SE 10th Street.

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 SE 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 SE Columbia Drive and SE 10th Street. Striping will be required as part of the public improvement design and construction.

Chapter 157: Zoning

157.027 Medium-High Density Residential Zone (R-3)

All the proposed lots are created in conformance with the requirements of the R-3 zone. All the proposed lots exceed the minimum lot size of 5,000 square feet and corner lots are at least 6,000 square feet. All proposed lots are at least 60 feet wide, and 80 feet deep meet the 25-foot minimum street frontage requirement in 157.027(C)(3).

157.101 Development Hazard Overlay (DH)

Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils and restrictive foundation soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Prior to the development of lots containing cemented hardpan, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards.