

Exhibit A
Findings of Fact
City Replat
6 – 18 Hill View Drive
December 11, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by Hill View Drive. Hill View Drive is entirely unimproved adjacent to the seven proposed lots. The seven proposed lots have a total of approximately 558 feet of frontage on Hill View Drive. The replat creates a new street to provide east/west connectivity for future residential development.

§154.16 Street and Alley Width.

The proposed replat reconfigures Hill View Drive to create an east/west street stub 50' in width for future connectivity at the south end of the development. The existing east/west portion on the south end of Hill View Drive will require renaming to conform with Section 94.22 of the city's zoning ordinance. The street shall be renamed as an avenue with an East prefix. The renaming of the street cannot be done through the platting process and will require a separate set of hearings before the city council in accordance with ORS 227.120.

§154.17 Easements.

There are existing 6-foot utility easements along all lot lines that are not shown on the preliminary plat. All existing easements shall be shown on the final plat.

§154.18 Blocks.

Block spacing of 600 feet at maximum is satisfied. Blocks are approximately 170 feet between cross streets.

§154.19 Lots.

The lots range in size from 7,467 to 7,560 square feet with five lots of 7,552 square feet. All lots are currently vacant. The preliminary plat provides for the creation of

seven lots meeting the design standards in 154.19(A) through (E).

§154.20 Character of Development.

The seven proposed lots are currently vacant. Lots 1 through 6 will access the yet to be renamed portion of Hill View Drive. Lot 7 will access both the new street stub and Hill Drive. The lot sizes exceed the minimum requirement permitted in the R-4 zone for single-family dwellings. Uses permitted in the R-4 zone are listed in 157.028 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.

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

Hill View Drive adjacent to the lots is unpaved with no improvements. The civil improvements for Phase 2 of the Sunset Estates subdivision are currently in review. All general improvements shall be completed prior to a certificate of occupancy issuance for any dwelling.

§154.62 Water Lines

Water is available in Hill View Drive, approximately 65 feet to the west of Lot 1. 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 Hill View Drive and extended eastward.

§154.63 Sanitary Sewer System.

Sewer is available in NE Eighth St. Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by the city sewer superintendent and the city engineer. The development will be serviced by the existing sewer improvements in NE 8th St and extended eastward in Hill View Drive.

Chapter 157: Zoning

§157.028 Multi-Structure Residential (R-4)

The proposed lots exceed the minimum lot size of 5,000 square feet. Uses permitted in the R-4 zone are listed in 157.028 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 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.