

Exhibit A
Findings of Fact
Lines Minor Partition
620 and 640 SE 5th Street
September 10, 2025

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by SE 5th Street. SE 5th Street is partially improved adjacent to Parcels 1 and 2. All street rights of way are already platted and no changes are proposed.

§154.16 Street and Alley Width.

All existing rights of way are 50 feet in width and in compliance with the city standards for local streets.

§154.17 Easements.

No easements are shown on the plat. ORS 92.044 only permits cities to require easements abutting a street.

§154.18 Blocks.

Block length is not applicable to this plat.

§154.19 Lots.

Parcels 1 and 2 are each 5,639 square feet (0.12 acres) The minimum lot size in the R-3 zone is 5,000 square feet for single and two-family dwellings.. Each parcel contains a single-family dwelling. Each lot exceeds the minimum lot size for single- and two-family housing in the R-3 zone. Each lot exceeds the minimum lot depth of 80 feet in the R-3 zone. The lots do not meet the 60 foot lot width standard and a variance from this standard was granted on September 11, 2024. There is a shed which straddles the lot line common to Parcels 1 and 2. The applicant has indicated the shed will be relocated to only one parcel. Upon relocation of the shed, the lot design standards are satisfied.

§154.20 Character of Development.

The development is occupied with two single-family dwellings. 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 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

SE 5th Street is partially improved with paving but no curb, gutter, or sidewalk. A non-remonstrance agreement agreeing to participate in a future LID for Parcels 1 and 2 was signed and recorded in February of 2025 as a condition of approval for the major variance.

§154.62 Water Lines

Each parcel is adjacent to municipal water service along the entire parcel frontage. A 12 inch municipal water line is installed in SE 5th Street. Each dwelling is connected to the municipal water supply.

§154.63 Sanitary Sewer System.

Each parcel is adjacent to municipal sewer service along the entire parcel frontage. An 8 inch sanitary sewer line is installed in SE 5th Street. Each dwelling is connected to the sanitary sewer system.

Preliminary Plat

Staff has reviewed the plat and determined the submission of a preliminary plat is not required in accordance with §154.35(B) of the Hermiston Code of Ordinances which states:

“...Minor partitions containing three lots or less may be exempted from the provisions of this section.”

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 bench marks 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. **No restrictions are proposed or referenced on the plat**
- 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

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

Each lot exceeds the minimum lot size of 5,000 square feet for single and two-family dwellings. Each lot exceeds the minimum lot depth of 80 feet. A variance was granted on September 11, 2024 allowing a 47 foot lot width based on the existing configuration of the dwellings. Total coverage of all structures on Parcel 1 and Parcel 2 is less than the 45% maximum lot coverage for each lot. The R-3 development standards are satisfied. Uses permitted in the R-3 zone are listed in §157.027(A) and (B) of the Hermiston Code of Ordinances.