

Exhibit A

Findings of Fact Infill Designation

June 14, 2023

945 E Newport Ave

Eligibility Standards 157.215(B)

1. The property is located within the city limits as required.
2. The property is residentially zoned (R-1) Low Density Residential as required.
3. The property contains an existing single-family dwelling constructed prior to February 28, 1994 as required. The dwelling was constructed in 1951.
4. The property will be used for residential development as required.
5. The planning commission finds that the eligibility standards are satisfied.

Property Constraints 157.215(D)

The property is constrained by internal and external physical features which preclude development conforming to adopted city standards:

6. The existing lot is 117,819 square feet or 472% of the minimum lot size. A 117,819 square foot parcel can accommodate fourteen 8,000 square foot R-1 lots. However, the existing lot dimensions preclude creation of all the lots meeting the maximum depth to width ratio.
7. Creation of eight lots better retains the overall density standard for R-1 development and results in more efficient use of land.
8. The property contains a 25-foot downward slope from south to north.
9. Existing topography, the grade of E Newport Ave, and the depth of the E Newport Ave sewer main make it difficult to provide gravity sewer service for dwellings constructed on the north half of the proposed lots 6 through 10.
10. The northern boundary of the property is encumbered with a natural drain.
11. The property has inadequate access to the north boundary of the site. There is an existing but unimproved alley bordering the eastern 127 feet of the lot. E Hurlburt Ave terminates in a cul-de-sac at the northeast corner of the site. Slope and drainage issues make extension of E Hurlburt Ave from the current cul-de-sac terminus westward to SE 9th Street difficult and cost prohibitive.

Public facilities have the capacity to service the development at the proposed density and are either in place or may be extended at the developer's expense:

12. There are existing water and sewer lines in E Newport Ave. Each line meets the city minimum of eight inches in diameter. Eight additional single-family or two-family dwellings are within the service capacity of these lines.
13. E Newport Ave is presently a paved city street. There are no curb, gutter, sidewalk, or drainage facilities installed in the road adjacent to the property. The property is currently bound by a street improvement agreement from March of 2019 for improvements to E Newport Ave.

14. E Newport Ave will require completion of all remaining half-street improvements, (i.e., curb, gutter, sidewalk, infill paving, and storm drainage facilities) consistent with local residential street standards, as a condition of subdivision approval.

Granting of an infill designation will not have a negative impact on the ability of fire and life services to service the property:

15. Granting of an infill designation will allow the applicant to file a plat to create eight residential lots.
16. New construction on the newly created parcels shall meet all setback requirements of the R-1 zone.
17. All lots have access and frontage upon E Newport Ave. E Newport Avenue has adequate width and satisfactory paving condition for fire and emergency services to traverse the road.

Approval of infill development will result in a development that is reasonably compatible with the existing neighborhood and adjacent properties:

18. Granting of an infill designation will result in the ability to construct eight new single-family or two-family dwellings on E Newport Ave.
19. The surrounding neighborhood is developed as a low-density, single-family development. The average size of lots within a 500 foot radius of the site ranges from 9,000 to 37,000 square feet. The proposed lots within the infill area range from 8,000 to 17,000 square feet. The proposed lot size and density is similar to existing development patterns.
20. Single-family dwellings are similar in character to the established dwellings on E Newport Ave and the surrounding neighborhood. The neighborhood is developed predominately with single-family dwellings.
21. Although the neighborhood developed with single-family dwellings over the previous seventy years, changes to state law and local zoning now allow both single-family and duplex dwellings to be constructed on all residential lots.
22. Development of the site in compliance with Hermiston development standards will necessitate the installation of curb, gutter, and sidewalk on the north side of E Newport Avenue, connecting street improvements at SE 9th Street with the current terminus of sidewalk improvements at the east property line of the development site. Extension of pedestrian improvements will aid in the creation of compatible developments and improve safety along the E Newport Ave corridor.

Granting of an infill designation will result in residential development on property that would otherwise remain vacant or developed below the approved density:

23. The infill designation is necessary to develop the property more aligned with R-1 density. Without an infill designation the property would develop at a lesser density than with the designation.
24. Due to the unusual depth and slope of the property, developing in a manner consistent with the lot development standards for width and depth would result in 95-foot-wide lots and reduce the lot count to seven lots. The largest lot would be 27,700 square feet, capable of accommodating three traditional lots at maximum R-1 density.
25. Hermiston's 2021 housing needs analysis demonstrates a need for 2,030 new housing units by 2040.

26. The planning commission finds that granting an infill designation maximizes the potential development density for this property.