

Exhibit A
Findings of Fact
Hermiston Commercial Corner Replat
1660 N First St
July 13, 2022

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by N First Street, E Oregon Ave and NE North St.

§154.16 Street and Alley Width.

No streets or alleys are proposed as part of the partition. The property is currently serviced by N First St, E Oregon Ave and NE North St. Parcel 1 has 128.24' of N First St frontage and will retain highway access. Parcel 1 has 125.35' of NE North St frontage. Parcel 2 has 100' of N First St frontage, 100' of NE North St frontage and 260' of frontage on E Oregon Ave. Parcel 2 will not access to N First St, driveways are proposed on both NE North St and E Oregon Ave.

§154.17 Easements.

There is a 25' utility easement dedicated on this plat for utilities. The easement is intended to accommodate sewer service to both parcels. There is an existing sewer line serving the existing building on Parcel 1. This building is planned for removal and the sewer line will be abandoned. The easement is shown on the plat and the easement requirements are satisfied.

§154.18 Blocks.

Block standards in this section are specific to residential development. No block spacing standard is required for this partition.

§154.19 Lots.

The proposed partition will create two lots. Parcel 1 contains a vacant sales office and is 45,233 square feet. Parcel 2 is undeveloped and is 35,569 square feet.

The preliminary plat provides for the creation of two lots meeting the design standards in 154.19.

§154.20 Character of Development.

The property is zoned C-2. Uses permitted in the C-2 zone are listed in 157.041 of the Hermiston Code of Ordinances. There is no minimum lot size in this zone. The applicant proposes the replat to create a new parcel for development of a restaurant with drive-through.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any parks or schools in the vicinity of the proposed partition.

§154.22 Access Management.

Driveways are proposed on E Oregon Ave and NE North St for Parcel 2. Parcel 1 will retain the existing N First St access.

§154.35 Preliminary Plat Requirements

This replat contains two lots and is considered a replat removing platted lot lines, but also functions as a minor partition creating two lots from one parent parcel. Under §154.35(B), minor partitions containing three lots or fewer, may be exempt from preliminary plat review and proceed directly to final platting.

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

N First St is a fully improved state highway. E Oregon Ave is a paved city street with full improvements on the north side of the street. NE North St is an unimproved portion of city street adjacent to the property. Parcel 2 will be responsible for constructing street improvements to the respective street frontages of E Oregon Ave and NE North Street at such time that development occurs on said lot. Parcel 1 will be responsible improvements to NE North Street at such time that development occurs on Parcel 1.

§154.62 Water Lines

Water lines exist in N First St, E Oregon Ave and NE North St. No upgrades are necessary. All costs associated with connection to municipal water service shall be borne by the developer.

§154.63 Sanitary Sewer System

Sewer lines exist in E Oregon Ave, NE North St and on the west side of N First St. No upgrades are necessary. All costs associated with connection to municipal sewer service shall be borne by the developer.

The sales office located on Parcel 1 is currently served by a private line from E Oregon Ave. Abandonment of this connection is required for replat approval. Without abandonment, the existing sewer line will be located under the proposed restaurant on Parcel 2.

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 however, correction is needed to label NE North St on the plat**
- (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 however, correction is needed to correctly show NE North Street on the plat**
- (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 and none are 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

§157.041 Outlying Commercial Zone (C-2)

There is no minimum or maximum lot size in this zone. Parcel 1 is 45,233 square feet and Parcel 2 is 35,569 square feet. The existing sales office is a permitted use in the C-2 zone. The proposed redevelopment of Parcel 2 into a restaurant with drive-through is also a permitted use in the C-2 zone.

§157.101 Development Hazard Overlay

Figure 12 of the Hermiston Comprehensive Plan indicates that this property is subject to development hazards due to excessively well drained soils. Therefore as a condition of approval the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.