

EXHIBIT A

Findings of Fact for Henry K's Phase 4 Preliminary Plat

April 15, 2026

1200 SE Columbia Drive

Chapter 94: Streets and Sidewalks

Three new streets are proposed on the preliminary plat. The applicant proposes an east-west extension of SE Columbia Drive. The applicant also proposes two new north-south cul-de-sacs extending southward from SE Columbia Drive. Each cul-de-sac is not named on the preliminary plat, but rather assigned a letter designation. The new cul-de-sacs shall be designated with the SE prefix and a Ct suffix on the final plat.

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is adjacent to SE Columbia Drive. SE Columbia Drive is planned for eastward extension and will connect to E Highland Ave in a future phase. 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. The new cul-de-sacs do not exceed 400 feet in length. The Union Pacific Railroad tracks form the south boundary of the site and prevents street extension to the south. The two new cul-de-sacs are each 50 feet in width meeting the local street standard and each cul-de-sac serves 14 lots.

Fire and emergency access rules require two points of access for development exceeding 31 residential lots. With the completion of phase 2, the number of lots accessing from a single point on SE 10th Street exceeds 31. City and fire staff have reviewed the overall development plan. With the planned extension of SE Columbia Drive to W Highland Ave, UCFD recommends that the second point of access is planned for the future and the existing access along the A Line Canal is sufficient in an emergency should the intersection of SE 10th Street and SE Columbia Drive be blocked.

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 proposed cul-de-sacs each have a radius of over 50'. 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.

154.18 Blocks.

City standards require a maximum block length of 600 feet. This development will have a 220-foot block length. Block standards are satisfied.

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. Lots 89, 90, 91, 92, 103, 104, 105, and 106 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A) and have at least 25 feet of street frontage as required by 157.025(C)(3). All the proposed lots exceed the minimum lot size of 6,500 square feet in the R-2 zone. Where possible, all side lot lines are at right angles or are radial to street lines. There are four corner lots in the proposed development, each of which have sufficient width and depth to allow the establishment of front building lines on both street frontages. Under the provisions of §157.150(G)(2), Lots 84, 97, 98, and 111 shall be limited to Road D and Road E for access and driveways shall not be permitted onto 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-2 zone for single-family dwellings. Uses permitted in the R-2 zone are listed in §157.026 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 parks or schools in the vicinity of the proposed 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

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.

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 Columbia Drive.

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 Columbia Drive.

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 does calls for on-street bikeways in SE Columbia Drive. The applicant's civil improvement plans for Phases 1, 2, and 3 have provided this on-street improvement. Phase 4 will continue installation of the necessary striping.

Chapter 157: Zoning

157.026 Medium Density Residential Zone (R-2)

All the proposed lots are created in conformance with the requirements of the R-2 zone. All the proposed lots exceed the minimum lot size of 6,5000 square feet. Apart from lots 89, 90, 91, 92, 103, 104, 105, and 106, all the proposed lots are at least 60 feet wide and 80 feet deep. Lots 89, 90, 91, 92, 103, 104, 105, and 106 are all less than 60 feet wide at the street line but meet the 60-foot width requirement at the building line as required by 154.19(A) and have at least 25 feet of street frontage as required by 157.025(C)(3).