

Exhibit A
Findings of Fact
Liberty Village Replat
Nov 12, 2025

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by E Newport Ave and SE 6th Street. All street rights of way are already platted and no changes are proposed. SE 6th St is fully improved with paving, curb, gutter, and sidewalk. E Newport Ave is partially improved with paving, curb, and gutter.

§154.16 Street and Alley Width.

E Newport Ave is 60' in width and SE 6th St is 50' wide. All existing rights of way are in compliance with the city standards for local residential streets.

§154.17 Easements.

There is an existing 15-foot utility easement running east/west that is being vacated with this replat. Staff recommends requiring 6' public utility easements along the property frontage of E Newport Ave and SE 6th St. ORS 92.044 only permits cities to require easements abutting a street.

§154.18 Blocks.

Block length is not applicable to this replat. All existing streets are platted per the recorded plat for Newport Addition to Hermiston.

§154.19 Lots.

The lot is approximately 40,510 square feet. The minimum lot size for a corner lot in an R-3 zone is 6,000 square feet. Multi-family development requires a minimum lot size of 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater. The lot size of 40,510 square feet permits up to 20 multi-family units and 17 are proposed. The minimum lot size is met for the R-3 zone.

§154.20 Character of Development.

The site is currently vacant. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances. The property has received site plan approval to construct a 17-unit multi-family development to serve military veterans. The surrounding neighborhood is a mix of single family detached housing, attached single-family housing, mobile home park, and a city park.

§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. Newport park is located directly across the street from the property.

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

All streets are paved with some improvements. The civil improvements for this development 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 E Newport Ave and SE 6th St. Water system extensions and fire hydrant locations must be approved by the city engineer.

§154.63 Sanitary Sewer System.

Sewer is available in E Newport Ave and SE 6th St. The sewer layout must be approved by the city sewer superintendent and the city engineer.

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. **These will be reviewed as part of the civil improvement review process.**

(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 benchmarks 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.**

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

The property is 40,510 square feet. The property is currently vacant. The lot size is adequate to accommodate a variety of allowed uses, including the proposed multi-family development. Uses permitted in the R-3 zone are listed in 157.027 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.