

EXHIBIT A
Findings of Fact
The Hub Hermiston LLC Minor Partition
963 E Diagonal Blvd
November 12, 2025

Chapter 94: Streets and Sidewalks

No street creation or extension is proposed on the preliminary plat. Both streets providing access are properly labeled on the preliminary plat. The street naming requirements of Chapter 94 are satisfied.

Chapter 154: Subdivisions

Design Standards

154.15 Relation to Adjoining Street System.

The preliminary plat is serviced by E Jennie Ave and E Diagonal Blvd. The scope of the development will not change the functional classification of either street. Development will require improvements to adjacent streets as required by the conditions of approval for the site plan and conditional use permit for the site.

No offset streets are proposed, no street intersection angle varies by more than 10% from a right angle, and streets obviously in alignment with existing streets will bear the name of the existing street. The relational standards are satisfied.

154.16 Street and Alley Width.

No street dedication is proposed. All adjacent streets meet the width standards for their respective classification. The street design standards are satisfied.

154.17 Easements.

Utility easements of 10 feet in width shall be provided on all street frontages. ORS 92.044 only permits cities to require utility easements abutting a street. However, there is also an existing access easement to E Diagonal Blvd which is properly reflected on the plat. A new shared access easement is proposed along the shared property line common to Parcels 1 and 2. This easement protects the right of users to cross from lot to lot while accessing the site.

154.18 Blocks.

There are no blocks proposed as part of the subdivision proposal.

154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19(A) of the Hermiston Code of Ordinances. All side lot lines are at right angles to straight street lines as required by §154.19(B). All lots are at least 60 feet wide as required by §154.19(C). Each lot exceeds the minimum lot size of 5,000 square feet in the R-3 zone.

There are no corner lots in the development. The provisions of §154.19(D) and (E) are not applicable.

There are no flag lots in the development. The provisions of §154.19(F) are not applicable.

154.20 Character of Development.

Staff understands that the applicant intends to build a multi-family and commercial development on the site and has received approval from the city.

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. There are three existing schools (Highland Hills Elementary, Loma Vista Elementary, and Sandstone Middle School) in the neighborhood.

Preliminary Plat

The preliminary plat was filed on August 18, 2025, more than 30 days prior to the October 8 planning commission meeting in accordance with §154.35(A)

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:

- Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat;
- Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots;

The above information must be included unless waived by the planning commission. Profiles for the streets and utility information are required as part of the civil drawing review process and final plat process. Staff recommends that the planning

commission waive the required information for the preliminary plat but require it for civil drawing submission as part of the site development process.

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, 154.62 Water Lines, 154.63 Sanitary Sewer System, 154.64 Drainage, 154.65 Sidewalks, 154.66 Bikeways.

General improvements are detailed in the conditions of approval for the site development. All conditions of approval remain in effect. No additional requirements related to general improvements, water, sanitary sewer, drainage, sidewalks, and bikeways are required for this partition.

Chapter 157: Zoning

157.027 Medium Density Residential Zone (R-3)

All the proposed lots are created in conformance with the requirements of the R-3 zone. All the proposed lots exceed the minimum lot size of 5,000 square feet. All proposed lots are at least 60 feet wide and 80 feet deep. The lot sizes proposed for the development exceed the minimum size required in the R-3 zone for multi-family dwellings. Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances.

157.043 Neighborhood Commercial Overlay (NCO)

The NCO zone does not have dimensional standards for lots. The lot sizes proposed for the development are adequate for multi-family dwellings. Uses permitted in the NCO zone are listed in §157.043 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 a 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.