

**Exhibit A**  
**Findings of Fact**  
**George Anderson Replat**  
**December 10, 2025**

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by W Division Ave, SW 6<sup>th</sup> St, and W Johns Ave. All street rights of way are already platted and no changes are proposed. All streets are fully improved to local residential street standards.

§154.16 Street and Alley Width.

W Johns Ave is 60' in width. SW 6<sup>th</sup> St and W Division Ave are 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 12-foot utility easement running east/west along the property line common to the existing Tax Lots 13300 and 13400. Following replatting the easement will be located entirely on the newly created Lot 1. There are existing six foot public utility easements along all street frontages. All easements are shown as required on the plat and no changes to the easements are necessary.

§154.18 Blocks.

Block length is not applicable to this replat. All existing streets are platted per the recorded plats.

§154.19 Lots.

Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone.

§154.20 Character of Development.

The site currently contains a single-family dwelling, a detached garage, an accessory dwelling, and an outbuilding.

§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 property. The site is within 1,000 feet of Desert View Elementary School to the west on W Johns Ave.

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 fully improved to local residential standards. No additional improvements are required.

§154.62 Water Lines

Water is available in W Johns Ave, W Division Ave, and SE 6<sup>th</sup> St. In the event of residential development on Lot 2, all costs related to connecting the newly created Lot 2 to water shall be borne by the developer of said Lot 2.

§154.63 Sanitary Sewer System.

Sewer is available in W Johns Ave, W Division Ave, and SW 6<sup>th</sup> St. In the event of residential development on Lot 2, all costs related to connecting the newly created Lot 2 to sewer shall be borne by the developer of said Lot 2.

Preliminary Plat

Per §154.35(C) the preliminary plat shall show:

1. The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto; **Shown as required**
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements; **Shown as required**
3. 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; **Staff recommends the planning commission waive this requirement**

4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract; **Shown as required**
5. The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land; **Shown as required**
6. Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot; **Staff recommends the planning commission waive this requirement**
7. North point, scale and date; **Shown as required**
8. 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; and **Staff recommends the planning commission waive this requirement**
9. All the above information unless waived by the Planning Commission.

Staff recommends that the planning commission waive the requirements in 3, 6 and 8 above and direct the applicant to proceed to the final plat.

#### Chapter 157: Zoning

##### §157.025 Low Density Residential (R-1)

Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone. Uses permitted in the R-1 zone are listed in 157.025 of the Hermiston Code of Ordinances.