

Exhibit A
Findings of Fact
City of Hermiston Partition Plat
902 E Penney Ave
September 11, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Penney Ave, SE 9th Street and E Feedville Road. No new streets are proposed as part of this partition. The lots have adequate frontage on all public streets, exceeding 90 feet for each lot.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Penney Ave, SE 9th Street, and E Feedville Road. E Penney Ave, SE 9th Street, and E Feedville Road each have a right-of-way width of 66 feet.

§154.17 Easements.

The existing electric transmission easements on E Feedville Road are properly reflected on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 10 acres and is 585 feet wide and 735 feet deep. Parcel 2 is 33.9 acres and is 2028 feet wide and 740 feet deep. Parcel 3 is 25,176 square feet (0.58 acres) and is 95 feet wide and 265 feet deep. There are no minimum parcel sizes or lot dimensions in the C-2/M-2 zone.

§154.20 Character of Development.

All lots are currently vacant. Parcel 3 is proposed for use for public utility infrastructure.

Uses permitted in the C-2/M-2 zone are listed in 157.041 and 157.056 of the Hermiston Code of Ordinances. It is staff's understanding that industrial development will occur on Parcel 1.

§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.

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

- A. E Penney Avenue is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 1, the owner of Parcel 1 shall improve the E Penney Avenue frontage of the Development Site to minor collector status using city standards ST10 in the standard specifications.
- B. E Feedville Road is classified as an urban major collector and is a county road. All points of access to E Feedville Road will require an access permit from the Umatilla County Road Department. As a condition of approval of a permit to develop Parcel 2 or Parcel 3, the owner of the lot being developed shall enter a street improvement agreement agreeing to participate in future improvements to E Feedville Road frontage of the Development Site to urban major collector status. Such agreement shall run with the land.
- C. SE 9th Street is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 1 or 2, the owner of the lot being developed shall improve the SE 9th Street frontage of the respective Development Site to minor collector status using city standard ST10 in the standard specifications.

§154.62 Water Lines

Water service is available in E Penney Ave and SE 9th Street to service the development.

§154.63 Sanitary Sewer System.

Sanitary sewer service is available in E Penney Ave and SE 9th Street to service the development.

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.
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 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.**

Finding: All items required for the final plat are shown on the final plat.

Chapter 157: Zoning

§157.041/157.056 Outlying Commercial/Heavy Industrial Zone (C-2/M-2)

There are no minimum lot sizes, lot width minimums, or lot depth minimums in the C-2/M-2 zone. Uses permitted in the C-2/M-2 zone are listed in 157.041 and 157.056 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.