

Exhibit A
Findings of Fact
CJ Evans Replat
16 & 18 SE Campbell Dr
January 8, 2024
Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The development is bounded by SE Campbell Drive and SE 10th St. No new streets are proposed as part of this replat. This criterion is not applicable to the decision to accept the plat.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the plat. The property is currently serviced by SE Campbell Drive and SE 10th St. No new streets are proposed as part of this replat. This criterion is not applicable to the decision to accept the plat.

§154.17 Easements.

There are multiple easements noted on the plat. The surveyor's narrative includes reference to an additional easement that is not depicted graphically on the plat. The existing easements are for utility purposes.

No new easements are proposed as part of this replat. The easement common to the existing Lots 8 and 9, Block 1, Highlander Center will be vacated as a result of this replat.

§154.18 Blocks.

No new streets are proposed or required. This criterion is not applicable to this decision to accept the plat.

§154.19 Lots.

The new lot will be approximately 2.83 acres in size. There are no lot size or dimensional standards in the C-2 or M-1 zones. The lot is of adequate size, width, and depth to provide a viable commercial and industrial site.

§154.20 Character of Development.

The property is currently vacant and used as a laydown yard/parking area for the warehouse on the lot directly to the south. Future development on the property as the business expands is anticipated. The lot is generally flat and well suited for industrial development.

§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 replat.

§154.22 Access Management

The existing access point will remain. This criterion is not applicable to the decision to accept the plat.

§154.35 Preliminary Plat Requirements

(A) Whenever any person desires to subdivide land into building lots and to dedicate streets, alleys or land for public use, the person shall submit four copies of the preliminary sketch plat conforming to the requirements of 154.15 through 154.21 to the Planning Commission before submission of the final plat. **The applicant has met the plat submission requirement.**

(B) The preliminary plat must be filed with the City Planner at least 30 days prior to the meeting of the Planning Commission. Minor partitions containing three lots or less may be exempted from the provisions of this section. **The applicant has met the plat submission date on October 30, 2023.**

(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; **Existing infrastructure is not shown on the preliminary plat.**

(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; **Contours are not shown on the preliminary plat.**

(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; **Not shown on preliminary plat.**

(9) All the above information unless waived by the Planning Commission. **Staff recommends the Planning Commission waive (3), (6), and (8) above. Review of civil drawings including infrastructure and drainage are required prior to development of the property.**

(D) After the preliminary plat has been submitted to the Planning Commission in accordance with these regulations, a final plat, together with copies of any deed restrictions, shall be prepared and submitted to the City Planner. The plat shall be filed in the office of the City Planner at least 14 days prior to the meeting of the Planning Commission at which approval thereof is asked. This final plat shall be submitted and prepared in accordance with the provisions of 154.45 through 154.46 hereof. **The applicant has met this requirement.**

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

SE Campbell Drive is a paved city street improved with curb and gutter. SE 10th St is a paved city street with no further improvements. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontages.

§154.62 Water Lines

A water line is available in SE 10th St.

§154.63 Sanitary Sewer System

A sewer line is available in SE 10th St.

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 bench marks 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.**

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)/ §157.055 Light Industrial Zone (M-1)

Tax Lots 4N 28 24BB Tax Lot 800 and 4N 28 24BB Tax Lot 900 are each zoned C-2/M-1.

There is no minimum or maximum lot size in this zone. The proposed lot is 2.83 acres in size.