

Exhibit A

Findings of Fact

Hermiston Mini Storage LLC Replat

643 E Elm Ave

October 24, 2022

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The properties are bordered by E Elm Ave only. Each lot has frontage on E Elm Ave which is a state highway.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is currently serviced by E Elm Ave which is a state highway 66 feet in width. The Oregon Department of Transportation controls access to all state highways.

§154.17 Easements.

There is an existing easement for the Hermiston Drain along the entire north boundary of the properties. A 20' wide sanitary sewer easement is being dedicated along the north boundary of Parcel 2 of Partition plat 2021-18 and continuing through the adjacent parcel to the east along its eastern boundary. An additional 20' private sewer easement is being dedicated along the southern border of Parcel 2 of Partition plat 2021-18.

§154.18 Blocks.

No block spacing standard is required for this partition.

§154.19 Lots.

There are no lot size or dimensional standards in the NCO or M-1 zones. The newly created lot is 2.308 acres.

§154.20 Character of Development.

The property is split zoned NCO and M-1. Uses permitted in the NCO zone are listed in 157.043 of the Hermiston Code of Ordinances. The 40' wide M-1 zoned portion is generally unbuildable due to existing and proposed easements.

§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 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

E Elm Ave provides all access for this site.

§154.62 Water Lines

Water has been extended along the south boundary of Parcel 1 Partition Plat 2021-18 and is available for extension and connection to this parcel.

§154.63 Sanitary Sewer System.

Sewer is at the intersection of NE 4th Street and E Elm Ave. This property proposes to be serviced by a private septic system.

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.**

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

Chapter 157: Zoning

§157.043 Neighborhood Commercial Overlay Zone (NCO)

There is no minimum lot size in the NCO zone. The NCO portion of the property is 2.42 acres in size. Uses permitted in the NCO zone are listed in 157.043 of the Hermiston Code of Ordinances.

§157.055 Light Industrial Zone (M-1)

There is no minimum lot size in the M-1 zone. The M-1 portion of the property is .38 acres in size. Uses permitted in the M-1 zone are listed in 157.055 of the Hermiston Code of Ordinances.