

**EXHIBIT A**  
**Findings of Fact**  
**Henry K's Phase 2 Subdivision**  
**May 14, 2025**

**Chapter 94: Streets and Sidewalks**

Three new streets are proposed on the preliminary plat. The applicant proposes an extension of SE Columbia Drive through the phase. This extension will connect to E Highland Ave in future phases in accordance with the Hermiston Transportation System Plan and has sufficient right of way width to accommodate urban minor collector construction standards. A second street is proposed for connection to SE Columbia Drive and SE Owyn Drive. This street is proposed as a local residential street and has adequate right of way width to accommodate local standard improvements. This extension completes the Road A extension proposed in phase 1 and will eliminate the need for a temporary turnaround at the end of SE Owyn Drive. The third street is a short cul-de-sac extending southeast from SE Columbia Drive designated as Road C on the preliminary plat. Since this street is not in a north/south alignment, staff recommends not using a number designation. Road C shall be designated as SE (Proper Name) Court on the final plat.

**Chapter 154: Subdivisions**

**Design Standards**

**154.15 Relation to Adjoining Street System.**

The preliminary plat is adjacent to SE 10<sup>th</sup> Street and SE Columbia Drive. SE Columbia Drive is planned for eastward extension and will connect to E Highland Ave in a future phase. SE Columbia Drive is an urban minor collector and has 56 feet of right of way width on the preliminary plat in accordance with public works drawing ST10. SE Owyn Drive is a local residential street and has 50 feet of right of way width in accordance with public works drawing ST11. One cul-de-sac street serving twelve lots is proposed.

Fire and emergency access rules require two points of access for development exceeding 31 residential lots. With the completion of phase 2, there will be 75 lots accessing from a single point on SE 10<sup>th</sup> Street. City and fire staff have reviewed the overall development plan. With the planned extension of SE Columbia Drive to W Highland Ave, UCFD recommends that the second point of access is planned for the future and the existing access along the A Line Canal is sufficient in an emergency should the intersection of SE 10<sup>th</sup> Street and SE Columbia Drive be blocked.

**154.16 Street and Alley Width.**

All streets have a width of at least 50 feet which meets the minimum requirement for local residential streets. The urban minor collector street has a right of way width of 56 feet satisfying the higher requirement for collectors. No new alleys are proposed as part of the preliminary plat. The street design standards are satisfied.

#### 154.17 Easements.

Easements of 10 feet in width are provided on all street frontages. These easements are public utility easements that accommodate storm drainage, utilities, and sidewalks. The preliminary plat notes several existing easements on the property, including Pacificorp power easements accommodating electrical transmission infrastructure and an irrigation easement along the A Line Canal.

#### 154.18 Blocks.

SE Columbia Drive is prepared in accordance with the 600-foot maximum block length for residential streets. The completion of SE Owyn Drive exceeds the 600-foot length requirement. The planning commission discussed if a pedestrian easement and path is desirable to connect SE Owyn Drive to future development to the north during the preliminary plat review for phase 1. During that discussion, the planning commission found that a pedestrian path was not in the public interest.

#### 154.19 Lots.

All the proposed lots will make desirable building sites properly related to topography as required by §154.19 of the Hermiston Code of Ordinances. All proposed lots are at least 60 feet wide and 80 feet deep. Lots 10 through 17 exceed the minimum lots size of 6,500 square feet in the R-2 zone. All of the remaining lots exceed the minimum lot size of 5,000 square feet in the R-3 zone. Corner lots meet or exceed the 6,000 square foot minimum lot size and 70-foot minimum width. Where possible, all side lot lines are at right angles or are radial to street lines. There are four corner lots in the proposed development. Lots 21, 32, 33 and 47 are corner lots with frontage on SE Columbia Drive and also on lower classification residential streets. To preserve the functionality of traffic movements on SE Columbia Drive, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lots 32, 33 and 47 shall not access SE Columbia Drive. Due to the 70' depth of lot 21, staff recommends the planning commission require the applicant to place a notation on the final plat stating that Lot 21 shall not access Road C (SE XXX Court).

#### 154.20 Character of Development.

Staff understands that the applicant intends to market the subdivision as a single-family development. The lot sizes proposed for the development exceed the minimum size permitted in the R-2 and R-3 zone for single-family dwellings. No proposed R-2 lots are large enough to accommodate multi-family dwellings. Eleven R-3 lots are adequate in size to accommodate triplex or higher density uses. Uses permitted in the R-2 and R-3 zones are listed in §157.026 through 027 of the Hermiston Code of Ordinances.

#### 154.21 Parks, School Sites and the Like

The comprehensive plan and parks master plan indicate a need for a park in the vicinity of the proposed development. The developer dedicated Lot 30 of phase 1 to the city to develop a park accessing the A Line Canal. The city is in negotiations with the developer to purchase Lot 1 of phase 2 to provide vehicle parking and access to SE 10<sup>th</sup> Street for the future park on Lot 30.

#### Preliminary Plat

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:

- (a) Grades and profiles of proposed streets
- (b) names of recorded owners of adjoining parcels of unsubdivided land

The above information must be included unless waived by the planning commission. Profiles for the streets will be required as part of the civil drawing review process or final plat process. Names of adjacent property owners are collected by city staff as part of the land use action noticing process. Staff recommends that the planning commission waive the required information for the preliminary plat but require it for civil drawing submission.

#### 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.

As a condition of approval for the final plat, the city will require the installation of grading, storm drainage, curb and gutter, sidewalks, street paving and all service utilities. All improvements must comply with the Public Works Department standard plans and specifications manual. As a condition of approval, the planning commission shall require the applicant to sign an improvement agreement with the city agreeing to specific development conditions. In lieu of completion of such work, the City may accept a Letter of Credit in an amount and conditions to be specified.

SE 10<sup>th</sup> Street is partially improved with paving, curb, and gutter for approximately 330 feet along the development site from the A Line Canal to the south edge of SE Columbia Drive. Sidewalk shall be required along the SE 10<sup>th</sup> Street frontage of Lots 1, 2, 3, and 4 at the time development occurs on these lots. Final design approval of all improvements must be obtained from the city engineer.

Streetlights must also be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

#### 154.62 Water Lines.

Each lot is planned for connection to the municipal water supply. Water system extensions and fire hydrant locations must be approved by the city engineer. The development will be serviced by the existing water improvements in SE 10<sup>th</sup> Street.

#### 154.63 Sanitary Sewer System.

Each lot is planned for connection to the sanitary sewer system. The sewer layout must be approved by DEQ, the city sewer superintendent and the city engineer. The development will be serviced by the existing sewer improvements in SE 10<sup>th</sup> Street.

#### 154.64 Drainage.

All necessary facilities shall be installed sufficient to prevent the collection of surface water in any low spot and to maintain any natural water course.

#### 154.65 Sidewalks.

The applicant shall install sidewalks along all street frontages of all lots as required by the improvement agreement.

#### 154.66 Bikeways.

The City of Hermiston Transportation System Plan calls for on-street bikeways on SE Columbia Drive and SE 10<sup>th</sup> Street. Striping will be required as part of the public improvement design and construction.

### **Chapter 157: Zoning**

#### 157.026 Medium Density Residential Zone (R-2)

Lots 10 through 17 are created in conformance with the requirements of the R-2 zone. All the proposed lots exceed the minimum lot size of 6,500 square feet. All proposed lots are at least 60 feet wide, and 80 feet deep.

#### 157.027 Medium-High Density Residential Zone (R-3)

Lots 1 through 9 and 18 through 47 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 and corner lots are at least 6,000 square feet. All proposed lots are at least 60 feet wide, and 80 feet deep and meet the 25-foot minimum street frontage requirement in 157.027(C)(3).

#### 157.101 Development Hazard Overlay (DH)

Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils and restrictive foundation soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Prior to the development of lots containing cemented

hardpan, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards.