

Exhibit A
Findings of Fact
Lot 111 and 112 Replat
1028 and 1034 NE Emerald Drive
September 23, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by NE Emerald Drive. The proposed lot has a total of 76 feet of frontage on NE Emerald Drive.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by NE Emerald Drive which has a right-of-way width of 50 feet.

§154.17 Easements.

The existing 10 foot utility easement along the NE Emerald Drive is properly reflected on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 6,800 square feet and is 76 feet wide and 89 feet deep. The minimum lot size in the R-3 zone is 5,000 square feet. The minimum required width is 60 feet and the minimum required depth is 80 feet.

§154.20 Character of Development.

Lot 1 is currently being developed with attached housing. Uses permitted in the R-3 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§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. A multi-use pedestrian trail has been constructed approximately 150 feet to the west along NE 10th Street.

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

The portion of NE Emerald Ave adjacent to the site is a paved city street with curb and gutter installed. As part of the current construction on Lot 1, sidewalk is being installed along Lot 1's frontage.

§154.62 Water Lines

Lot 1 is connected to a municipal water line in NE Emerald Drive.

§154.63 Sanitary Sewer System.

Lot 1 is connected to a municipal sewer line in NE Emerald Drive.

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

§157.028 Medium-High Density Residential (R-3)

The proposed lot exceeds the minimum lot size of 5,000 square feet. Uses permitted in the R-3 zone are listed in 157.027 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.