

**Exhibit A**  
**Findings of Fact for Zamudio Minor Partition**

**July 10, 2024**

**309 E Theater Lane**

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Theater Lane. The three proposed parcels all have E Theater Lane frontage.

§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 Theater Lane which is a city street with varying widths. Per the partition plat, E Theater Lane has a width of 30 feet along property frontage.

The three proposed lots border E Theater Lane. Parcel 1 has 98.93 feet of frontage. Parcels 2 and 3 will utilize a shared flag frontage with the width of each parcel's flag being 12.5 feet.

§154.17 Easements.

A shared access, utility, and emergency turn around easement shall be required and is shown for the two proposed flag lots. The easement will provide access from E Theater Lane to be shared between the two lots.

Cascade Natural Gas has an existing easement 30 feet in width along the west side of Parcel 2.

§154.18 Blocks.

Block standards in this section are specific to residential subdivisions. No block spacing standard is required for this partition.

§154.19 Lots.

The proposed partition will create three lots. Parcel 1 is vacant, contains 16,977 square feet, and will have 98.93 feet of E Theater Lane frontage. Parcel 2 is 22,098 square feet of vacant land with 12.5 feet of E Theater Lane frontage. Lot 3 is 23,167 square feet of vacant land with 12.5 feet of frontage on E Theater Lane.

The preliminary plat provides for the creation of three lots meeting the design standards in 154.19.

§154.20 Character of Development.

The property has a comprehensive plan map designation of Medium Density Residential which corresponds to a Medium-High Density Residential (R-3) zoning designation. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances. The applicant proposes the partition for residential 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 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 Theater Lane is partially paved with no additional 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 frontage of E Theater Lane. Street improvements shall be consistent with public works standard ST-10 for minor collector streets.

##### §154.62 Water Lines

Municipal water is available to service the lots through an 8-inch water line in E Theater Lane.

##### §154.63 Sanitary Sewer System.

Municipal sewer is available to service the lots through a 12-inch sewer line in E Theater Lane.

#### Preliminary Plat

Staff has reviewed the preliminary plat and determined the submission of a preliminary plat is not required in accordance with §154.35(B) of the Hermiston Code of Ordinances.

#### 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 or 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**

### **§157.027 Medium-High Density Residential (R-3)**

The proposed lots exceed the minimum lot size of 6,500 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.