

Exhibit A
Findings of Fact
Zamora Replat
615 & 699 E Jennie Ave
August 26, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Jennie Ave. The portion of E Jennie Ave adjacent to Tax Lot 600 is a paved city street with curb and gutter installed. The portion of E Jennie Ave adjacent to Tax Lot 1001 is paved but has no curb, gutter, or sidewalk. Tax Lot 1001 is already bound by a street improvement agreement from prior land use approvals. The three proposed lots have a total of 115 feet of frontage on E Jennie Ave.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by E Jennie Ave which has a right-of-way width of 60 feet.

§154.17 Easements.

No easements are shown on the plat. A sufficient easement to allow adequate maneuvering space for fire and emergency vehicles is required and shall be added to the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 11,185 square feet; Lot 2 is 5,915 square feet and Lot 3 is 10,200 square feet. The minimum lot size in an R-4 zone is 5,000 square feet. The access portion of Lot 2 is 25 feet in width. The minimum required width for the access portion of a flag lot is 25 feet.

§154.20 Character of Development.

Lots 1 and 2 are currently vacant. Lot 3 contains a single-family dwelling and several accessory structures. Each of the three proposed lots access E Jennie Ave. The lot sizes exceed the minimum requirement permitted in the R-4 zone for single-family dwellings. Uses permitted in the R-4 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. The neighborhood contains an existing elementary school to the south of the lots and an existing park to the north.

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 E Jennie Ave adjacent to Tax Lot 600 is a paved city street with curb and gutter installed. The portion of E Jennie Ave adjacent to Tax Lot 1001 is paved but has no curb, gutter, or sidewalk. Tax Lot 1001 is already bound by a street improvement agreement from prior land use approvals. 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

Lots 1, 2, and 3 are serviceable by a municipal water line in E Jennie Ave.

§154.63 Sanitary Sewer System.

Lots 1, 2, and 3 are serviceable by municipal sewer. There is a municipal sewer line in E Jennie Ave.

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.

§157.028 Multi-Structure Residential (R-4)

The proposed lots exceed the minimum lot size of 5,000 square feet. Uses permitted in the R-4 zone are listed in 157.028 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 a high water table. 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.