

Exhibit A

Findings of Fact

Hermiston Christian Center Minor Partition

November 13, 2024

1825 W Highland Ave

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by W Highland Ave and SW 17th Street. SW 19th Court also terminates at the south line of the proposed Parcel 2. All parcels have adequate access to the existing street network in compliance with the standards of §154.15, §157.028(C)(4), and §157.141.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is currently serviced by SW 19th Court which is a city street 60 feet in width. W Highland Ave and SW 17th Street also provide access to the property. Highland and 17th are both county roads of 66 feet and 50 feet in width, respectively.

§154.17 Easements.

The partition plat reflects several existing easements.

- There is a 20-foot easement along the entire W Highland Ave frontage of both parcels for the W Highland trail.
- Parcel 2 is encumbered by emergency access easements connecting SW 19th Court to W Highland Ave. When Parcel 2 is proposed for residential development, these emergency access easements will be vacated and converted to a public street or similar through access allowing permanent public connection of SW 19th Court to W Highland Ave.
- Parcel 1 contains an existing utility easement to Hermiston Energy Services which is proposed for vacation and rededication to match existing infrastructure.
- Parcel 1 contains an existing easement to the City of Hermiston for water infrastructure.
- Parcel 1 contains an existing easement to Cascade Natural Gas for gas infrastructure.

No other easements are proposed or shown on the plat and none are required.

§154.18 Blocks.

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

§154.19 Lots.

The proposed partition will create two lots. Parcel 1 contains the Hermiston Christian Center church and school complex and contains 20.69 acres. Parcel 2 is 2.88 acres and is currently vacant.

The preliminary plat provides for the creation of two lots meeting the design standards in 154.19(A) through (E).

§154.20 Character of Development.

The property is zoned R-3. Uses permitted in the R-4 zone are listed in 157.027 of the Hermiston Code of Ordinances. The applicant proposes the partition for residential development on Parcel 2.

§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

W Highland Ave is considered fully improved adjacent to Parcels 1 and 2. The Hermiston Christian Center previously signed a street improvement agreement for future improvements to the property. However, at the time the W Highland trail was constructed, the city agreed to waive future improvements to the road in exchange for the dedication of the 20-foot easement for the trail. The property is also bound by a street improvement agreement for SW 17th Street. No additional improvements are required as part of the partition.

§154.62 Water Lines

Water is available to service the lots in SW 17th Street and SW 19th Court. Parcel 1 is connected to municipal water lines. Parcel 2 may extend and utilize water within SW 19th Court at the time residential development occurs.

§154.63 Sanitary Sewer System.

Sewer is available to service the lots in SW 17th Street and SW 19th Court. Parcel 1 is connected to municipal sewer lines. Parcel 2 may extend and utilize sewer from SW 19th Court at the time residential development occurs.

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. **A narrative for the easement dedications shall be added to the owner's declaration**
- (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. **Signature blocks for the Hermiston City Council, Umatilla County Tax Assessor, and Umatilla County Commissioners shall be added**

Chapter 157: Zoning

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

Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances. The Hermiston Christian Center was built and operates under an existing conditional use permit from the city.

The minimum lot size for single-family dwellings in the R-3 zone is 5,000 square feet. Each lot meets or exceeds the minimum lot size. Parcels 1 and 2 meet or exceed the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-3 zone.

§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.