

Exhibit A
Findings of Fact
Cook Minor Partition
March 25, 2019

§154.15 Relation to Adjoining Street System.

The property is located on E Feedville Road, SE 9th Street, E Penney Ave, and SE 10th Street. Parcel 1 has frontage on E Feedville Road. Parcel 2 has frontage on SE 9th Street, E Penney Ave, and SE 10th Street.

§154.16 Street and Alley Width.

All streets meet the existing right-of-way width requirements. No additional street dedication is required.

§154.17 Easements.

There are several easements shown on this plat. The easements provide access to adjacent properties and provide access for utilities. Easements are shown as required.

§154.18 Blocks.

Block spacing standards are not applicable to this partition.

§154.19 Lots.

The proposed partition will create two lots. Parcel 1 is vacant, contains approximately 17.3 acres, and will have 421 feet of frontage on E Feedville Road. Parcel 2 is vacant, contains approximately 226.5 acres, and will have at least 700 feet of frontage on SE 10th Street, E Feedville Road, E Penney Ave, and SE 9th Street.

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

§154.20 Character of Development.

The property is zoned C-2/M-2. Uses permitted in the C-2 and M-2 zone are listed in §157.041 and §157.056 of the Hermiston Code of Ordinances. There is no minimum lot size in these zones.

§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 development.

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

All streets with the exception of SE 10th Street are paved adjacent to both parcels. SE 10th Street has no improvements and exists as right-of-way only. The property is already bound by a street improvement agreement from a prior partition. This agreement requires participation in a future improvement district

in the event a LID is formed for street improvements. Should the property develop industrially or commercially prior to formation of a LID, then half-street improvements will be required as a condition of development.

§154.62 Water Lines.

Parcel 2 is serviceable by municipal water. Costs associated with connection of water lines shall be borne by the developer. Parcel 1 is not serviceable by municipal water. However, it is located more than 300 feet from a municipal water line and is eligible for private well service.

§154.63 Sanitary Sewer System.

Parcel 2 is serviceable by municipal sewer. Costs associated with connection of sewer lines shall be borne by the developer. Parcel 1 is not serviceable by municipal sewer. However, it is located more than 300 feet from a municipal sewer line and is eligible for private septic service.

Preliminary Plat

Staff has reviewed the preliminary plat and determined the plat is prepared in accordance with §154.35(B) of the Hermiston Code of Ordinances.

§154.46 Final Plat Requirements

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;
- (B) The lines of all proposed streets and alleys with their width and names;
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use;
- (D) The line of departure of one street from another;
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;
- (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;
- (I) All necessary curve data;
- (J) The location of all survey monuments and bench marks together with their descriptions;
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;

(L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;

(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;

(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; and

(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.

Finding: All items required for the final plat are shown on the final plat.

Chapter 157: Zoning

§157.041 Outlying Commercial Zone (C-2)/ §157.055 Light Industrial Zone (M-1)

There is no minimum or maximum lot size in this zone. Parcel 1 is 17 acres and Parcel 2 is 226 acres.