

Exhibit A

Findings of Fact

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by NE 8th Street and E Diagonal Blvd.

§154.16 Street and Alley Width.

Lot 1 is serviced by E Diagonal Blvd and NE 8th Street. Lot 2 is serviced by NE 8th Street. The roads are adequate in width to service all uses on the property.

§154.17 Easements.

No easements are shown on the plat and none are required. The easement requirements are satisfied.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 meets all lot dimension standards. Lot 2 is not 60 feet in width, however, a deviation from this width standard was granted by the planning commission in 2018.

§154.20 Character of Development.

There is a duplex on Lot 1. Lot 2 is proposed for development with a single-family dwelling.

§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

As a condition of infill designation, the entire tract has been bound with a street improvement agreement. No additional improvements are necessary.

§154.62 Water Lines

Water is available to all parcels in E Diagonal Blvd and NE 8th Street.

§154.63 Sanitary Sewer System.

Sewer is available to all parcels in E Diagonal Blvd and NE 8th Street.

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

§157.026 Duplex Residential Zone (R-2)

Lot 1 is 7,105 square feet and Lot 2 is 4,733 square feet. Each parcel is smaller than the minimum parcel size in the R-2 zone (8,000 and 6,500 square feet respectively). However, an infill designation was granted by the planning commission in 2018 to allow the replat to move forward with smaller than required lot size and smaller than required lot width.