

Exhibit A
Findings of Fact
Cimmaron Terrace Replat
E Theater Lane
October 28, 2019

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by E Theater Lane, E Oregon Ave, and NE 8th Street. There is an approved street plan as part of the PUD approval. The partition plat will not result in any street dedications, but each parcel in the partition is intended for development in accordance with the PUD plan.

§154.16 Street and Alley Width.

No streets or alleys are proposed as part of the partition. The property is serviced by E Theater Lane, E Oregon Ave, and NE 8th Street, all of which have adequate right-of-way width per the city standards. The property was required to dedicate additional right-of-way to E Theater Lane as part of the PUD approval.

§154.17 Easements.

No easements are shown on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

The replat creates three lots from two existing lots. The lots are numbered sequentially from the existing lots in Cimmaron Terrace Phase 1. Lot 75 is a 7.42-acre lot corresponding with Phase II of the PUD approval. Lot 76 is a 24.26-acre lot corresponding with Phase III and IV of the single-family development and the remaining portion of the townhouse development. Lot 77 is a 2.91-acre lot corresponding with Phase V of the single-family development.

§154.20 Character of Development.

The property currently is vacant but has a PUD approval from the city for mixed density residential use. The PUD includes common-wall townhomes, detached single-family housing, and multi-family development. The applicant proposes the replat to create separate lots for each phase of future development.

§154.21 Parks, School Sites and the Like.

A public park was required by the city as part of the PUD approval. This park will be located on Lot 76 along the east property line and encompasses approximately 7 acres. The school district has proposed a new elementary school directly north of this site on the north side of E Theater Lane.

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 PUD approval contained several conditions of improvements relating to public improvements. In general, these conditions required full improvements for all internal streets. Additionally, half-street improvements were required for E Theater Lane and additional off-site paving is required connecting the development to NE 10th Street. These improvements are not required for immediate installation as part of the replat but are required for PUD construction.

§154.62 Water Lines

The PUD approval contained conditions of approval relating to the construction of water lines inside the development. Water lines are also required to extend to E Theater Lane to be available for future development. These improvements are not required for immediate installation as part of the replat but are required for PUD construction.

§154.63 Sanitary Sewer System.

The PUD approval contained conditions of approval relating to the construction of sewer lines inside the development. Sewer lines are also required to extend to E Theater Lane to be available for future development. The city constructed a portion of an oversized sewer line in Lot 76 in 2019 to make this line available for development and to avoid costly street reconstruction in the event the line is needed prior to construction on Lot 76. The remaining improvements are not required for immediate installation as part of the replat but are required for PUD construction.

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 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.**

Chapter 157: Zoning

§157.027 Multi-Family Residential (R-3)

The minimum lot size for a single-family dwelling in an R-3 zone is 5,000 square feet. All of the proposed lots exceed the minimum lot size by several orders of magnitude (The smallest lot is 2.91 acres). All parcels are of sufficient size to permit residential development. Uses permitted in the R-3 zone are listed in §157.027(A) of the Hermiston Code of Ordinances. The property is bound by a PUD approval issued by the city in 2010.