

Exhibit A
Findings of Fact
Stahl Replat
E Feedville Rd
November 25, 2019

§154.15 Relation to Adjoining Street System.

The property is located on E Feedville Road, E Penney Ave, and SE Kelli Blvd. Parcel 1 has frontage on E Feedville Road, E Penney Ave, and SE Kelli Blvd. Parcel 2 has frontage on E Penney Ave and E Feedville Road.

§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 100 acres, and will have 1,640 feet of frontage on E Feedville Road. Parcel 2 is vacant, contains approximately 204 acres, and will have at least 3,200 feet of frontage on E Feedville Road.

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 are paved adjacent to both parcels. 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.

Each parcel is serviceable by municipal water. Costs associated with connection of water lines shall be borne by the developer.

§154.63 Sanitary Sewer System.

Each parcel is serviceable by municipal sewer. Costs associated with connection of sewer lines shall be borne by the developer.

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)/ §157.056 Heavy Industrial Zone (M-2)

There is no minimum or maximum lot size in this zone. Parcel 1 is 100 acres and Parcel 2 is 204 acres.