

Exhibit A

Findings of Fact

Sterling Ridge Apartments, LLC Minor Partition

1420 NW 11th St

March 11, 2020

§154.15 Relation to Adjoining Street System.

The property is located on the east side of NW 11th St, north of W Elm Avenue. The property is serviced on NW 11th Street and does not access any other public streets. There is a multiple-family apartment complex on the lot with seven buildings and a total of 70 dwelling units. There is one driveway access on NW 11th St that services the property.

§154.16 Street and Alley Width.

No streets or alleys are proposed as part of this partition. The property is serviced by NW 11th St which has a right-of-way width of 66 feet.

§154.17 Easements.

Easements are noted, including an access easement providing service to NW 11th Street.

§154.18 Blocks.

Block spacing standards are not applicable to this partition.

§154.19 Lots.

The proposed partition will create two lots. Tract I is vacant land approximately 2.92 acres in size. Tract II contains a 70-unit multi-family apartment complex consisting of six buildings of dwellings and one clubhouse and is approximately 3.27 acres. The proposal does not provide street frontage for Tract I. An access easement is proposed to provide access to NW 11th St. The proposed easement provides two points of access to Tract I through Tract II. Additionally, there is an existing access point provided across tax lot 800 to the west (the existing Sun Terrace lot). This access is also a permanently dedicated access easement intended to provide access to the rear of the Sterling Ridge property. Under the provisions of 154.75, the city may waive street frontage requirements where a parcel is of unusual size, shape, or subject to unusual development conditions which necessitate a different development standard. Existing development makes it impossible to provide traditional street access for Tract I. Staff recommends that the planning commission waive all access restrictions and condition that a permanent public access easement be dedicated across Tract II to insure utility and vehicular access to Tract I.

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 Multiple Family Residential (R-3). Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances. The property is partially developed with multiple-family dwellings.

§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

NW 11th Street is a county road with curb, gutter and sidewalk installed along the property's frontage. No additional improvements are required.

§154.62 Water Lines.

Tract II is serviced by municipal water. Each dwelling has an existing water connection. Private water lines extend to the proposed east and north boundary of Tract II.

§154.63 Sanitary Sewer System.

Tract II is serviced by municipal sewer. Each dwelling has an existing sewer connection. Private sewer lines extend to the proposed east and north boundary of Tract II.

Preliminary Plat

The preliminary plat contains all of the information required by §154.35(B) of the Hermiston Code of Ordinances except for

(6) Contours referred to a City Engineer's bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot;

The preliminary plat must contain all of the above information unless waived by the planning commission per §154.35(B)(9) of the Hermiston Code of Ordinances. Staff recommends the planning commission waive the required information and direct the applicant to proceed to a final plat for this partition.

Chapter 157: Zoning

§157.027 Multiple-Family Residential Zone (R-3)

Uses permitted in the R-3 zone are listed in §157.027 of the Hermiston Code of Ordinances.

The minimum lot size for multiple-family dwellings in the R-3 zone is 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater. Each lot meets or exceeds the minimum lot size. Each lot meets or exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet in the R-3 zone. Tract I has sufficient space to accommodate up to 63 multi-family units. Tract II has sufficient space to accommodate up to 71 multi-family units. There are 70 existing multi-family units on Tract II.

§157.101 Development Hazard Overlay Zone

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.