

Exhibit A
Findings of Fact
Ordinance 2313
Uceny Comprehensive Plan Map Amendment and Rezone
November 9, 2020

THE CHANGE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALSO THE GOALS AND POLICIES OF THE PLAN

Goal 1 (Citizen Involvement) and Policy 1 (Citizen Involvement)

1. Notice of the proposed amendment was published in the Hermiston Herald on September 23, 2020 and October 14, 2020 soliciting comments on the proposed amendment in conformance with 157.229(A) of the Hermiston Code of Ordinances.
2. Notice of the proposed land use action was physically posted on the property on September 23, 2020 in conformance with 157.229(B) of the Hermiston Code of Ordinances.
3. Notice of the proposed land use action was provided by direct mail to all property owners within 300 feet on September 23, 2020 in conformance with 157.229(C) of the Hermiston Code of Ordinances.
4. Comments received as a result of all required publications are incorporated into the record of proceedings.

Goal 2 (Land Use Planning) and Policies 2 (Planning Process) and 3 (Intergovernmental Coordination)

5. The city is required to review its land use designations and supply adequate amounts of all zoning types.
6. Notice of the proposed amendment was provided to Umatilla County, DLCD, ODOT, the Hermiston Irrigation District, the Hermiston School District, and the Confederated Tribes of the Umatilla Indian Reservation on September 23, 2020.

Policies 4 (Orderly Urban Growth), 5 (Annexation), and 6 (Conversion)

7. The change will promote compact urban development to ensure efficient utilization of land resources and facilitate economic provision of urban facilities and services because it will add commercial space along an existing minor collector street (W Theater Lane) and adjacent to commercial development on the south frontage of W Theater Lane. This commercial area is within walking distance of existing single-family development to the west and east.
8. Commercial space in close proximity to Highway 395 is needed in this area. The portion of Highway 395 between Theater Lane and Elm Avenue has the highest traffic volume in the city and is the most attractive for commercial development.
9. The land is within the city limits. Policies 5 and 6 are not applicable.

Goal 3 (Agricultural Lands) and Policy 17 (Agriculture and Agriculture Related Economy)

10. The land proposed for amendment is not in cultivation nor has been historically used for agricultural purposes. This policy is not applicable.

Goal 4 (Forest Lands) and Policy 7 (Natural Resources)

11. There are no forest lands within the Hermiston UGB. This goal is not applicable.

Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Space) and Policies 8 (Surface and Groundwater Resources), 9 (Mineral and Aggregate Resources), and 10 (Historic Resources)

12. This property is not identified on the existing Goal 5 inventories in the Hermiston comprehensive plan as having any Goal 5 resources. The property is also not identified on the draft wetlands inventory as subject to any previously unidentified wetlands. This policy is not applicable.

Goal 6 (Air, Water and Land Resources Quality) and Policies 11(Air Quality), 12 (Noise), and 13 (Water Quality)

13. The city is required to comply with state and federal regulations regarding air and water quality in all development permitting per 157.004 of the Hermiston Code of Ordinances. Development is required to preserve natural resource quality as part of the development review and construction process.

Goal 7 (Areas Subject to Natural Hazards) and Policy 14 (Natural Hazards and Development Limitations)

14. The property is identified as an area with a high-water table on Figure 12 of the Hermiston Comprehensive Plan. As a condition of any development approvals for the property, the city will prohibit the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuel.

Goal 8 (Recreation) and Policy 16 (Parks, Recreation and Open Space)

15. The Hermiston comprehensive plan map and parks master plan each identify areas for future park locations and future park upgrades. This property is not included on either inventory. This policy is not applicable.
16. The property is within walking distance of Theater Sports Park located south of W Theater Lane and south of the Hermiston Drain.

Goal 9 (Economic Development) and Policies 18 (General Industrial Development), 19 (Commercial Development), and 20 (General Economic Development)

17. The proposed change facilitates the provision of additional retail land and expands the commercial base.
18. The provision of additional commercial land in close proximity to existing commercial development and close to established residential neighborhoods promotes compact urban development.
19. The small size of the area under consideration at 1.9 acres is likely to attract small scale, neighborhood-oriented businesses.
20. Changing the designation of the proposed area will add to the city's employment base and promote further economic development.

Goal 10 (Housing) and Policies 21 (Housing Availability and Affordability) and 22 (Neighborhood Quality)

21. Changing the subject property from Residential to Commercial/C-2, will have little impact on housing availability and affordability. The city's housing needs analysis indicates that Hermiston has an existing housing supply of 6,649 units per the 2010 housing needs analysis. The projected need within the city's housing needs analysis will require 10,531 housing units in 2030.
22. Hermiston has a net buildable residential acreage of 1,995 acres per the 2010 buildable land inventory. The net buildable acreage in the inventory has a projected capacity of 11,893 housing units. Per the BLI, 3,881 units are needed. This creates a surplus of approximately 8,012 residential units.
23. Removal of 1.9 acres from the residential land supply will not have a meaningful impact on the ability to provide needed housing and will result in a decrease of approximately 12 housing units from the 8,012 unit surplus.

Goal 11 (Public Facilities) and Policies 23 (Provision of Public Services and Facilities), 24 (Water, Sewer, and Storm Drainage), 25 (Solid Waste), 26 (Schools), 27 (Police Protection), 28 (Fire Protection), 29 (Local Government Services and Facilities), and 30 (Private Utilities)

24. Sewer and water and power are already to the subject property or in the adjacent W Theater Lane.
25. W Theater Lane is improved with storm drainage facilities and does not require additional storm water improvements.
26. All storm water will be retained within the boundaries of the tract during development. There is no city-wide storm water retention and disposal system.
27. The city encourages all citizens to utilize Sanitary Disposal for solid waste services. The city provides collection points for recycling at two locations in the city.
28. The Hermiston Police Department has reviewed the proposal and is able to provide police services to future development.
29. The Umatilla County Fire District #1 has reviewed the proposal and is able to provide fire protection to future development. All public streets and private development will be required to provide fire hydrants in compliance with fire standards and fire sprinklers if the scale of building warrants sprinkling.

Goal 12 (Transportation) and Policies 31 (Integrated Transportation System), 32 (Rail/Air Transportation), 33 (Alternative Transportation), and 34 (Transportation System Plan)

30. The subject tract will access W Theater Lane, a minor collector street. W Theater Lane is improved to minor collector status from the intersection with Highway 395 westward to the terminus at Geer Road. Additional improvements are not required for this street.
31. The intersection of W Theater Lane and Highway 395 is improved with a traffic signal and three lanes. Additional improvements are not required for this intersection per the Hermiston TSP.
32. The proposed change to Commercial/C-2 will not change the functional classification of W Theater Lane. Any commercial development on the subject property will generate trips within the carrying capacity W Theater Lane without any improvements.

Goal 13 (Energy Conservation)

33. Goal 13 requires land to be developed in a manner that maximizes energy conservation based upon sound economic principles through efficient use of density and mixing of uses. This change will promote small scale commercial development in close proximity to residential development and existing commercial neighborhoods, thereby minimizing travel needs.

Goal 15 (Willamette River Greenway), Goal 16 (Estuarine Resources), Goal 17 (Coastal Shorelands), Goal 18 (Beaches and Dunes), and Goal 19 (Ocean Resources)

34. Goals 15, 16, 17, 18, and 19 are geographically based statewide planning goals intended to protect specific, identified natural resources. None of the resources under these goals are within the Hermiston planning area. Goals 15, 16, 17, 18, and 19 are not applicable.

DESCRIBE THE PUBLIC NEED FOR THE COMPREHENSIVE PLAN AMENDMENT AND WHETHER THAT PUBLIC NEED IS BEST SERVED BY THE CHANGING THE ZONING CLASSIFICATION ON THE PROPERTY UNDER CONSIDERATION

35. The proposed rezone allows for commercial development without requiring an expansion of the city's urban growth boundary.
36. There is limited land available for commercial development in Hermiston and adding additional land to the commercial inventory benefits the community overall.

EXPLAIN HOW THE PUBLIC NEED IS BEST SERVED BY CHANGING THE CLASSIFICATION OF THE SITE IN QUESTION AS COMPARED WITH OTHER AVAILABLE PROPERTY

37. The property is located adjacent to an existing commercial node and expands the footprint of an existing commercial area without the need to create a new commercial area which is disjointed from commercial development.
38. Changing the zoning on this property helps maintain a central and contiguous commercial district along north Highway 395.
39. Traffic generated by commercial development on this property is funneled onto an existing minor collector which is able to handle additional traffic. Creating new commercial property in other areas may not have the same sufficiently developed street capacity and will require costly upgrades.

EXPLAIN HOW THE POTENTIAL IMPACT UPON THE AREA RESULTING FROM THE CHANGE HAS BEEN CONSIDERED

40. The proposed change has little impact on the supply of residential land to the west, nor on the city's supply as a whole.
41. The proposed zone change allows for small scale, neighborhood oriented commercial development which is compatible with nearby low-density housing.
42. Commercial development on this tract will not appreciably increase the overall traffic load on W Theater Lane and will preserve the integrity of the surrounding neighborhood.