

Exhibit A

Conditions of Approval and Findings of Fact

Conditions of Preliminary Plat Approval – September 13, 2017

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.

Finding: The applicant shall meet this condition of approval. The necessary signature block for the Irrigation District is included on the final plat.

2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements from each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.

Finding: This condition has been satisfied.

3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

Finding: Construction of improvements is underway. All construction conditions shall be satisfied prior to the city signing the final plat. This condition has been satisfied.

4. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction.

Finding: This condition shall remain in effect.

5. The new cul-de-sac aligning with SW 9th Street shall be labeled as SW 9th St on the final plat. The new street that extends from the existing SW 10th Street into the development as an S shaped street terminating into a cul-de-sac shall be designated as SW Coyote Drive on the final plat.

Finding: This condition has been satisfied.

6. Easements of 10 feet in width shall be provided along all street frontages.

Finding: This condition has been satisfied.

7. Public water and sewer lines shall be extended in W Gettman Road to the west and east boundary of the development.

Finding: This condition has been satisfied.

8. Street improvements shall be installed along all street frontages.

Finding: Construction of improvements is underway. All construction conditions shall be satisfied prior to the city signing the final plat. This condition has been satisfied.

9. Preliminary approval shall not be effective unless and until county co-adoption of Hermiston Ordinance No. 2246.

Finding: This condition has been satisfied.

10. W Gettman Road shall be improved to half-street collector status with infill paving, curb, gutter, sidewalk, and storm drainage from the west property line of Lot 1 to the end of existing paving at SW 9th Street.

Finding: This condition has been satisfied.

11. The south half of W Gettman Road shall be improved to half-street collector status from SW 9th Street to the eastern boundary of Lot 34 plus an additional ten feet of paving on the north side.

Finding: This condition has been satisfied by the applicant signing a street improvement agreement.

12. A notation shall be made on the final plat stating that Lots 5, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46 shall not access W Gettman Road.

Finding: Lots 34, 35, 36 and 37 have been renumbered to Lots 33, 34, 35, and 36. A notation shall be placed on the final plat prior to final signature. The condition has been satisfied.

13. A notation shall be made on the final plat stating that front building lines are established where lot width is 60 feet or 20 feet in depth whichever is greater for lots 5, 7, 26, 27, 28, 29, 32, 33, 34 35, and 46.

Finding: The original Lot 33 has been removed and Lot 34 and been renumbered to Lot 33. Lot 35 has been renumbered to Lot 34. A notation shall be placed on the final plat prior to signature. This condition has been satisfied.

14. The flag portion of Lots 3 and 4 shall be protected with a non-exclusive cross access easement allowing each lot to traverse the other lot's portion of the flag and shall be paved to a width of at least 20 feet.

Finding: This condition has been satisfied.

15. The 20-foot utility easement crossing Lots 1, 2, 3, 4, 5, and 6 shall be abandoned and the water and sewer utilities installed into SW Proper Name Drive to the intersection of

Gettman Road and then extended to the west property line of Lot 1 with Lots 1, 2, 3, and 4 receiving utility service from Gettman Road.

Finding: This condition has been satisfied.

16. New street connections for SW 9th Street and SW 10th Street shall require county access permits. Driveway connections for Lots 1, 2, 3 and 4 shall require county access permits.

Finding: This condition has been satisfied.

17. The flag portion of Lot 17 shall be paved to a width of at least 20 feet.

Finding: This condition is not applicable to this phase.

18. A notation shall be made on the final plat stating that front lot lines for Lots 38 and 46 shall be established on SW Coyote Drive.

Finding: This condition has been satisfied.

§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.