

Exhibit A

Findings of Fact

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by NE 3rd Street and E Ridgeway Ave. NE 3rdth Street and E Ridgeway Ave are both paved city streets. NE 3rd St has no additional improvements adjacent to this site. E Ridgeway Ave has curb and gutter adjacent to the site. The property's southern lot line is adjacent to a paved alley. The property is not accessed from the alley.

§154.16 Street and Alley Width.

No streets or alleys are proposed as part of the partition. The property is serviced by both NE 3rd St and E Ridgeway Ave which each have right-of-way widths of 60 feet.

§154.17 Easements.

No easements are shown on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

The entire parcel has 122.25 feet of frontage on NE 3rd St and 99.89 feet of E Ridgeway Ave frontage. The two proposed lots are 5,180 and 7,026 square feet in size. There are no minimum lot size requirements in the Central Commercial zone.

§154.20 Character of Development.

The property currently contains one single family dwelling. The applicant proposes the partition to create a separate lot for this dwelling and one vacant lot for future development.

§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 partition.

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

NE 3rd St is a paved city street with no additional improvements. E Ridgeway Ave is a paved city street with curb and gutter installed. The owner shall be required to sign a street improvement agreement for

Lot 1 which has an existing home, agreeing to participate in the future development of sidewalks on E Ridgeway Ave and all remaining urban street improvements on NE 3rd St. Lot 2 will be responsible for constructing the street improvements to NE 3rd Street frontage at such time that the parcel is developed.

§154.62 Water Lines

Water lines exist in both NE 3rd Street and E Ridgeway Ave. The crossing of property lines for water connections is prohibited. A new water connection may need to be made.

§154.63 Sanitary Sewer System.

A sewer line exists in the alley adjacent to the south property line. The crossing of property lines for sewer connections is prohibited. A new sewer connection may need to be made. The sewer superintendent recommends connection at the manhole located east of the intersection of NE 3rd St and E Ridgeway Ave.

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

§157.040 Central Commercial (C-1)

There is no minimum lot size standard in the C-1 zone. Lot 1 is 7,026 square feet. Lot 2 is 5,180 square feet. Uses permitted in the C-1 zone are listed in §157.040(A) of the Hermiston Code of Ordinances.