

Exhibit A
Findings of Fact
814 Services, LLC Replat
1625 N First St
February 28, 2022

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by N First Street and a private street network extending westward from N First St and connecting with Harper Road.

§154.16 Street and Alley Width.

No streets or alleys are proposed as part of the partition. The property is currently serviced by a private street of 50 feet in width. Parcel 1 has 213 feet of frontage on this street. Parcel 2 is provided access to this street by a 30-foot reciprocal access easement crossing Parcel 1 and crossing tax lot 1315 to the east.

§154.17 Easements.

As noted, there are multiple existing easements on the property. The existing easements allow for access and utilities as well as a 50-foot wide easement for the Hermiston Drain on the north property line. The easements are shown on the plat and the easement requirements are satisfied.

§154.18 Blocks.

Block standards in this section are specific to residential development. No block spacing standard is required for this partition.

§154.19 Lots.

The proposed partition will create two lots. Parcel 1 contains Aaron's Furniture and is 39,719 square feet. Parcel 2 contains a mini-golf course and is 23,704 square feet.

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. Uses permitted in the C-2 zone are listed in 157.041 of the Hermiston Code of Ordinances. There is no minimum lot size in this zone. The applicant proposes the partition to create a new parcel for development of a new medical facility.

§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.

§154.22 Access Management.

No new driveways are proposed as part of this partition or redevelopment. Access spacing standards are not applicable unless new driveways are proposed.

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 public streets and private streets serving this partition are constructed to full urban standards and no additional improvements are necessary

§154.62 Water Lines

Water is serving each parcel. The existing furniture store and mini-golf center are both serviced by the existing water line in the private street.

§154.63 Sanitary Sewer System.

Sewer is serving each parcel. Parcel 2 will be served through a connection to the 36" sewer line in the Hermiston Drain easement.

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

§157.041 Outlying Commercial Zone (C-2)

There is no minimum or maximum lot size in this zone. Parcel 1 is 39,719 square feet and Parcel 2 is 23,704 square feet. The existing furniture store and mini-golf course are outright permitted uses in the C-2 zone. The proposed redevelopment of Parcel 2 into a medical building is also a permitted use in the C-2 zone.