

**Exhibit A.1**  
**Findings of Fact - Support**  
**Eastern Oregon Development Major Variance**  
**579 E Elm Ave**  
**September 10, 2024**

**Exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography or other circumstances over which the applicant has no control.**

1. The area proposed for the variance is approximately two acres of the overall 8.5 acre site. It currently contains flat, compacted gravel installed at the time of mini-storage development.
2. The existing gravel has been installed to create a base for future paving and building pads when the second phase of the storage is constructed and is adequate for travel as demonstrated by two years of continuous use.
3. The improvements are installed as part of a phased site plan and has substantial infrastructure in place.
4. There is existing paving in place within the mini-storage development allowing vehicular access to the storage site in compliance with the hard surface requirement.
5. The existence of a substantial gravel base creates an exceptional circumstance not found in similar nearby undeveloped sites.

**The variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same zone or vicinity.**

6. The site is located within the Neighborhood Commercial Overlay which allows mini-storage and RV storage through the conditional use permit process.
7. RV storage is an extension of the approved mini-storage and RV storage use, responding to community demand.
8. The paving requirement presents a challenge utilizing the existing compacted and graveled area.

**The authorization of the variance would not be materially detrimental to the purposes of the zoning ordinance, be injurious to property in the zone or vicinity in which the property is located, or be otherwise detrimental to the objectives of any development pattern or policy.**

9. The proposed outdoor parking will take place entirely within a fenced, secure storage facility which already includes privacy fencing, drainage swales, and

natural buffers such as the 50' wide Hermiston Irrigation District canal and easement.

10. The gravel surface has been in place since the facility opened in 2022 and there have been no complaints related to dust or maintenance during that time.
11. RVs in storage are used infrequently. Vehicle trips across the gravel surface will be rare as most tenants rarely access their vehicles.
12. The facility is equipped with more than 80 security cameras and electronic gate access, helping to protect vehicles and surrounding property.
13. The use itself is low impact and helps reduce on-street clutter by providing more off-street storage options to city residents.

**It is impractical to maintain the zoning ordinance requirements and at the same time build, erect, or use the structure.**

14. It is impractical to pave the entire two acre gravel area from a financial and operational perspective. It is unlikely the operation would recoup the significant cost of paving. Maintaining the existing gravel surface, allows the applicant to offer secure, affordable RV parking at multiple price points.
15. The majority of the facility's existing vehicle alleys are already paved, minimizing dust and allowing compliant access. The existing gravel area would be available for the storage of vehicles which are infrequently moved.
16. Requiring paving of the RV storage area restricts the applicant's ability to use otherwise functional land and adds costly improvements which will be removed with the eventual development of the second phase of storage buildings.

**The variance requested is the minimum variance from the provisions and standards of the zoning ordinance which will alleviate the hardship.**

17. The variance request seeks a limited exception to the paving requirement for a specific, already improved gravel area within the existing storage facility. The area is in place and has been functioning without issue for over two years. The remainder of the site is improved and complies with city paving standards.
18. The use of this area for RV parking does not change the approved use of the property and requires no other modifications to the zoning rules.
19. Allowing use of this gravel area for low traffic RV parking allows practical use of the area without compromising safety, appearance, or generating adverse impact to neighboring properties.