

## **EXHIBIT A**

### **Findings of Fact for O'Brien Construction Major Variance**

**April 15, 2026**

**16 SE Campbell Drive**

**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 applicant proposes to construct a 64,000 square foot warehouse, covering 51% of the development site.
2. The required parking per §157.176 is 64 spaces for a 64,000 square foot warehouse. Thirty-five spaces are proposed.
3. Evidence in the record states that the building will be staffed by a maximum of five employees and will not be open to the public.
4. The warehouse operates in conjunction with other existing A-1 Industrial facilities located at 5 and 9 SE Campbell Drive and 2309 SE 10<sup>th</sup> Street. The proposed warehouse is not a standalone facility, but part of a larger industrial operation in the immediate neighborhood.
5. The required parking ratio is higher than needed to service the employee count proposed for the site.
6. Strict application of the parking standard will result in excessive unused parking area or result in an unnecessary reduction in the building size of the warehouse proposed for construction.

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

7. Approval of the variance allows for maximization of building area for the proposed industrial use. Development of a warehouse with the required parking ratio of one space per 1,000 square feet will result in a smaller footprint and an increase in paved surface area requiring additional stormwater facilities, but no increase in employee count.
8. Approval of the variance allows the development of the property as a warehouse in a light industrial zone, an outright permitted use per §157.055(A)(23).
9. In recognition of changing standards for industrial employment practices and business needs, the city considers actual industrial employment numbers and will consider variances from standards where justified by operational needs for industrial employers.

10. Requiring review of each variance request through a public hearing and public notice process insures the right of adjoining property owners to participate in the deliberation process, protecting the rights of neighboring property owners.

**The authorization of the variance shall 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.**

11. The variance request lowers the parking threshold for a building operating as part of a larger industrial operation and used only for storage and minimal staffing. All other zoning requirements are satisfied within the development plan.
12. The building is proposed for storage. Approval of a parking variance is contingent upon the use of the building for storage purposes. In accordance with §157.178(A)(2) of the Hermiston Code of Ordinances, in the event of a change in occupancy for this building in the future, compliance with parking standards in effect at the time the occupancy change occurs.
13. All parking and delivery movements will occur on-site. Impacts or injury to neighboring properties is unlikely.

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

14. The use of the building as proposed is an S-1 occupancy, classified as storage. Storage facilities do not require the same manpower as other industrial uses, such as fabrication.
15. The developer is proposing this storage building as part of a larger, existing industrial operation. Providing parking at the required ratio will require a reduction in building size of approximately 12,000 square feet.
16. Additional parking and a smaller building size will result in more unused parking as the proposed structure is minimally staffed.

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

17. The owner is requesting to eliminate 29 parking stalls of the required 64 stalls, while providing 35 new parking stalls.