

EXHIBIT A

Findings of Fact

Conditional Use Permit

Bob Shannon Safety Center Expansion

330 S First St

February 14, 2024

The proposal is in conformance with the comprehensive plan and zoning ordinance.

1. The property is located within the Medium Density Residential (R-2) zone.
2. The Medium Density Residential zone list of conditional uses include the conditional uses listed in the R-1 zone. A governmental structure or land use is a use subject to a conditional use permit per 157.025(B)(6) of the Hermiston Code of Ordinances.
3. The planning commission held a public hearing on the proposed conditional use on February 14, 2024, as required by 157.205(A) of the Hermiston Code of Ordinances.
4. Comprehensive Plan Policy 27 Police Protection states that the city may expand the safety center as needed to accommodate growth of the police, fire department, and municipal court. The court has vacated the building, but additional growth of the police and fire department continues.
5. Comprehensive Plan Policy 28 Fire Protection states that the city will encourage expansion of fire facilities as necessary to accommodate 20-year growth through appropriate budgeting. This expansion is funded through a seismic refit grant.
6. Comprehensive Plan Policy 29 Promote adequate and efficient provision of local government services and facilities. This expansion is planned for in the police department's capital improvement plan.

The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission.

7. The property consists of four tax lots and is approximately 2.94 acres in size.
8. The proposed addition will fit within the property boundary as shown on the site plan and meet the zone setback requirements established in 157.026.
9. Total lot coverage, including all other public buildings is 20%. The allowable lot coverage in the R-2 zone is 45%.
10. No additional driveways are proposed for the site.
11. Eighty-three parking spaces are proposed, and 66 spaces are required. The parking requirement is met.

Public facilities are of adequate size and quality to serve the proposed use.

12. The site is serviced by a six-inch public water line in S 1st St.
13. The site is serviced by an eight-inch public sewer line in S 1st St.
14. Municipal services are adequate to accommodate additional bathrooms and incidental sewer and water demand by the expansion.

15. S 1st Street is designated as an urban major collector adjacent to the development site. The road is presently improved to major collector status.
16. Traffic impact from the proposed expansion will be minimal and no significant increase in personnel is anticipated.
17. A non-compliant sidewalk is installed along the S 1st Street frontage of the development site. The city will require replacement of curb, gutter, and sidewalk as a condition of approval for the development.

The proposed use will prove reasonably compatible with the surrounding properties.

18. The area under consideration is an area subject to a cluster of public uses. McKenzie Park, The Arc, the Teen Adventure Park, Bob Shannon Safety Center, Hermiston High School, Hermiston School District maintenance offices, the Hermiston Post Office, and the Hermiston Food Pod are all within 500 feet of the site.
19. There are additional commercial facilities north of Orchard Ave and south at Highland Ave.
20. The area is a neighborhood subject to high traffic demands and high usage. The expansion of the safety center is unlikely to generate additional noise or traffic above that already seen in the neighborhood. As an expansion to the existing use, there is a demonstrated level of compatibility with surrounding uses. The expansion will not denigrate the existing compatibility.
21. The location of fire and emergency services are located in close proximity to public uses and high-volume corridors. The location is intended to be central to the service area to minimize response time and may provide monitoring for additional safety for park users.
22. The proposed addition is architecturally compatible with the overall building design. Architectural renderings are included in the project file.