

EXHIBIT A

Findings of Fact for Larkin Restoration of Nonconforming Use

March 11, 2026

205 SW 3rd St

The nature and character of the proposed use are substantially the same.

1. The existing structure was constructed as a dwelling in 1946. At the time the dwelling was built, Hermiston did not have zoning but the dwelling was constructed in a predominantly residential neighborhood and on a street frontage which was predominantly residential.
2. After rezoning to commercial the interior of the building was remodeled to accommodate a commercial salon.
3. No changes to the exterior of the building were made.

There is no material difference in the quality, character or degree of use.

4. There is no change to the overall size of the existing structure.
5. Use as a residential dwelling will produce fewer daily trips than the previous commercial use. A residential dwelling will produce fewer pedestrian and vehicle trips than a commercial use.
6. With no changes proposed to the exterior of the structure, there is no change in the character or degree of use.

The proposed use will not prove materially adverse to surrounding properties.

7. The current structure sits on a block with a strip mall, a church, and a parking lot on the east side of the street, as well as residential structures that have been converted to commercial use on the west side of the street.
8. A residential dwelling is compatible with the character of the neighborhood between W Hermiston Ave and W Orchard Ave.
9. Restoration of a dwelling on this site does not preclude or prevent future commercial development on the site, nor on surrounding properties as the downtown commercial market changes in the future.