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OCT 15 2025

UMATILLA COUNTY
RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Co-Adopting)	
City of Hermiston Ordinance)	ORDINANCE NO. 2025-11
No. 2374 Expanding Urban Growth)	
Boundary and Amending)	
Comprehensive Plan and Map)	

WHEREAS the City of Hermiston and Umatilla County have previously entered into a Joint Management Agreement applying to lands within the City Urban Growth Area, and pursuant to the agreement, amendments to the City of Hermiston Comprehensive Plan and Implementing Ordinances for application to the Urban Growth Area, are referred to Umatilla County for adoption;

WHEREAS on September 8, 2025, the Hermiston City Council adopted Ordinance No. 2374 to change the Urban Growth Boundary to add approximately 810 acres of land, to amend the Comprehensive Plan text, and to amend the Comprehensive Plan Map designation to Industrial in anticipation of annexation and rezoning of the lands;

WHEREAS Ordinance 2374 was referred to Umatilla County for co-adoption, #P-140-25;


WHEREAS, at its September 25, 2025 meeting, the Umatilla County Planning Commission reviewed the proposed ordinance and recommended that the Board of Commissioners co-adopt the ordinance;

WHEREAS the Board of Commissions held a public hearing on October 15, 2025, to consider the co-adoption of the ordinance and voted to co-adopt the ordinance.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the co-adoption by Umatilla County, Oregon, of City of Hermiston Ordinance No. 2374, expanding the Urban Growth Boundary to include approximately 810 acres, and amending City of Hermiston Comprehensive Plan and its map to reflect the designation change to Industrial for property located south of E. Feedville Road, north of the existing Feed Canal, and between S. Ott Road and Oregon Highway 207. A copy of the ordinance is attached to this document and incorporated by this reference.

DATED this 15th day of October, 2025

UMATILLA COUNTY BOARD OF COMMISSIONERS



Celinda A. Timmons, Chair




Daniel N. Dorrah, Commissioner



John M. Shafer, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS



Records Officer



ORDINANCE NO. 2374

AN ORDINANCE AMENDING THE CITY OF HERMISTON COMPREHENSIVE PLAN, COMPREHENSIVE PLAN MAP, ZONING ORDINANCE AND ZONING MAP

WHEREAS, the Economic Opportunities Analysis adopted September 9, 2024 identified an unmet need for industrial sites of at least 100 acres in size for hyperscale data center development within the Hermiston urban growth boundary; and

WHEREAS, the adopted Economic Opportunities Analysis identifies needed industrial needs and targeted industries compliant with OAR 660-009-0015; and

WHEREAS, Oregon Statewide Planning Goal 9 encourages cities to maintain a supply of land for economic development adequate to meet 20-year demand; and

WHEREAS, the City and Winterbrook Planning have prepared an amendment packet for multiple amendments to the comprehensive plan and implementing documents; and

WHEREAS, said application packet is prepared in compliance with the requirements for an urban growth boundary expansion in OAR 660 Division 24; and

WHEREAS, the Hermiston City Council initiated amendment of the urban growth boundary by passing Resolution No. 2357 on February 24, 2025, now therefore

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

Section 1. That the document entitled “Hermiston Urban Growth Boundary Expansion and Related Plan and Code Amendments” and all appendixes, dated August 2025 and presented to the Hermiston City Council on August 25, 2025 is hereby adopted by the City of Hermiston by reference.

Section 2. The adopted document makes amendments to the Hermiston Comprehensive Land Use Plan and implementing documents as follows:

- 1) Appendix A.1 shall amend the text of Policies 4, 20, 23, 24, and Section IV (Comprehensive Plan Map) as designated with ~~striketrough~~ text removing existing verbiage and **bold** text indicating new text insertions.
- 2) Appendix A.2 shall be added to the existing comprehensive plan as Appendix I (Public Facilities Plan) and repeal all existing Public Facilities Planning documents.
- 3) Appendix A.3 shall amend Title XV Chapter 157 of the Hermiston Code of Ordinances. A new section 157.058 (Hyperscale Data Center (HDC) Overlay) shall be inserted immediately following 157.056 (Heavy Industrial Zone).

Section 3. That the land described on Exhibit A and shown on Exhibit B to this ordinance shall be removed from the Umatilla County comprehensive plan map and added to the Hermiston comprehensive plan map and designated as “Industrial” on the city comprehensive plan map.

Section 4. That the land described on Exhibit A and shown on Exhibit B to this ordinance shall be designated on the city zoning map as “Heavy Industrial” (M-2) and also be designated with a Hyperscale Data Center overlay zoning.

Section 4. That the document entitled “Hermiston Urban Growth Boundary Expansion and Related Code and Plan Amendments” and adopted by the City of Hermiston in Section 1 shall serve as findings of fact supporting this decision.

Section 5. The city recorder shall promptly transmit a record of proceedings to Umatilla County for co-adoption and amendment to the Umatilla County comprehensive plan and zoning maps.

Section 6. The effective date of this ordinance shall be the thirtieth day after co-adoption of the map amendments by the Umatilla County Board of Commissioners.

ADOPTED by the Common Council this 8th day of September 2025.

SIGNED by the Mayor this 8th day of September 2025.





Doug Primmer, MAYOR

ATTEST: 

Lilly Alarcon-Strong, CMC, CITY RECORDER

Ordinance No. 2374

Exhibit A

FILE: 4N28E Annexation
AP (RES) 07-23-2025

TRACT 1 – ANNEXATION

A tract of land located in Sections 21, and 28, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at a point on the Westerly Right-of-Way of Oregon State Highway 207 which bears N12°38'56"W, 3017.00 feet from the Southeast corner of said Section 21;

thence along said Westerly Right-of-Way line the following six (6) courses:

1. S44°27'00"W, 1166.31 feet;
2. along 40-foot highway offset spiral curve to the left through a central angle of 09°00'00" (chord bears of S41°26'17"W, 605.68 feet);
3. 693.19 feet along a curve to the left having a radius of 1949.86 feet and a central angle of 20°22'00" (chord bears S25°16'00"W, 689.47 feet);
4. along 40-foot highway offset spiral curve to the left through a central angle of 09°00'00" (chord bears of S09°07'54"W 605.64 feet);
5. S06°05'00"W, 271.93 feet;
6. S11°43'09"W, 131.57 feet to the North Right-of-Way line of Feedville Road;

thence S00°05'07"W, 66.00 feet to the South Right-of-Way line of Feedville Road;

thence S89°54'54"E, along said South Right-of-Way line, 355.99 feet;

thence N0°05'07"E, 66.00 feet to the North Right-of-Way line and a point on the Easterly Right-of-Way line of United Pacific Railroad;

thence along said Easterly Right-of-Way line the following four (4) courses:

1. along a railroad offset spiral curve through a central angle of 07°05'19" (chord bears N10°20'16"W, 194.03 feet);
2. 1637.64 feet along a curve to the right having a radius of 1865.00 feet and a central angle of 50°18'39" (chord bears N17°22'25"E, 1585.53 feet);
3. along a railroad offset spiral curve through a central angle of 01°53'36" (chord bears N43°51'43"E, 131.46 feet);
4. N44°31'18"E, 1336.11 feet to a point on the existing city limit boundary;

thence N45°33'00"W, along said boundary, 223.65 feet to the **POINT OF**

BEGINNING.

Containing 810,526 Square Feet, 18.607 Acres, more or less.

TRACT 2 – ANNEXATION

A tract of land located in Sections 27 and 28, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Section corner common to section 21, 22, 27, 28 Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston;
thence N89°54'55"W, along said Section line, 1967.87 feet;
thence S00°05'07"W 33.00 feet to the South Right-of-Way line of Feedville Road;
thence S89°54'54"E, along said South Right-of-Way line, 971.16 feet to the East Line of Parcel 1 as shown on Partition Plat 2006-12, Umatilla County Records;
thence S01°02'53"E along said East Line, 471.39 feet, to the South Line of said Parcel 1;
thence N89°54'54"W along said Line of Parcel 1 and Parcel 2 of said Partition Plat, 789.39 feet to the West line of Parcel 2 as shown on Partition Plat 2005-24 Umatilla County Records;
thence S14°51'49"E along said West line, 1991.93 feet;
thence 225.60 feet along a curve to the left having a radius of 663.11 feet and a central angle of 19°29'34" (chord bears S24°36'36E, 224.51 feet) to a point on the South line of said Parcel 2;
thence S89°55'14"E along said South Line 1220.58 feet to the one-quarter corner common to Section 27 and 28, Township 4 North, Range 28 East, Willamette Meridian;
thence N89°40'02"E, along the East-West centerline of said Section 27, a distance of 2271.17 feet;
thence N15°03'38"E, 1367.00 feet to the Southwest corner of Northwest one-quarter of Northeast one-quarter of said Section 27;
thence N89°35'35"E, along the South line of Northwest one-quarter of Northeast one-quarter, 219.18 feet to the Westerly Right-of-Way line of Oregon-Washington Railroad and Navigation Company (Union Pacific Railroad);
thence N15°59'03"E along said Westerly Right-of-Way line, 853.91 feet to the South line of Parcel 2 as shown on Partition Plat 2009-15, Umatilla County Records;
thence S89°35'31"W along the South line of Parcel 2 as shown on said Partition Plat and Parcel 1 as shown on Partition Plat 2004-22, a distance of 713.82 feet to the Southwest corner of said Parcel 1;
thence N01°20'32"E, along the West line of said Parcel 1, a distance of 466.80 feet to the South line of Feedville Road;
thence N89°35'09"E along said South Right-of-Way line, 227.69 feet;
thence N89°35'31"E continuing along said South Right-of-Way line, 817.71 feet to the East Right-of-Way line of Union Pacific Railroad;
thence N15°58'27"E, along said East Right-of-Way line, 68.79 feet to the North Right-of-Way line of Feedville Road;
thence S89°35'31"W along said North Right-of-Way line, 208.49 feet to the West Right-of-Way line of Union Pacific Railroad;
thence S15°59'34"W, along said West Right-of-Way line, 34.40 feet to the centerline of Feedville Road also being the North line of Section 27 said Township and Range;
thence S89°35'32"W along said centerline to the North one-quarter corner of said Section 27;
thence S89°35'09"W, along said centerline of Feedville Road, 2653.05 feet to the **POINT OF BEGINNING.**

Containing 10,714,044 Square Feet, 245.960 Acres, more or less.

TRACT 3 – ANNEXATION

A tract of land located in Sections 27, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Section 27, said Township and Range;
thence N1°03'52"W, along said East line of Section 22 said Township and Range, 33.00 feet to the North Right-of-Way line of Feedville Road Right-of-Way;
thence S89°35'31"W, along said North Right-of-Way line of Feedville Road, 1815.43 feet to the West Right-of-Way of United Pacific Railroad;
thence S15°58'27"W along said West Right-of-Way line, 68.79 feet to the South Right-of-Way line of Feedville Road;
thence from the South line of Feedville Road Right-of-Way S15°58'27"W, along the Westerly property line of said Parcel 2, Partition Plat 2018-23, 1340.21 feet;
thence continuing along the said Westerly property line, S15°55'05"W, 673.02 feet;
thence continuing along said Westerly property line, S17°13'34"E, 702.40 feet to the South line of said Parcel 2;
thence N89°39'54"E along the South line of said Parcel 2, a distance of 2,260.41 feet to the East right-of-way of Hinkle-Hermiston Road (County Road No. 603);
thence N01°01'15"W along said East right-of-way 2009.84 feet;
thence S88°59'37"W, 787.72 feet;
thence N01°01'14"W, 605.45 feet to the South Line of Feedville Road Right-of-Way;
thence N89°35'31"E along said South Right-of-Way line, 754.76 feet to the East line of Section 25 of Township 4 North, Range 28 East, Willamette Meridian;
thence N01°01'15"W, along said East line, 33.00 feet to the **POINT OF BEGINNING**.

Containing 5,413,412 Square Feet, 124.274 Acres, more or less.

TRACT 4 – ANNEXATION

A tract of land located in Sections 26, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Section 26, said Township and Range;
thence S01°01'15"E, along the West line of said Section 26, a distance of 33.00 feet to the South Right-of-Way line of Feedville Road;
thence N89°51'28"E, along said South Right-of-Way line, 207.06' to the centerline of Feed Canal Alignment;

thence Southeast along said centerline of Feed Canal Alignment the following thirty-one (31) courses (these courses were traced from AutoCAD Geolocation Map Aerial):

1. S16°16'03"W, 343.46 feet;
2. 357.94 feet along a curve to the left having a radius of 255.00 feet and a central angle of 80°25'33", (chord bears S23°56'44"E, 329.27 feet);
3. S64°09'30"E, 3077.53 feet;
4. 276.12 feet along a curve to the left having a radius of 455.00 feet and a central angle of 34°46'15", (chord bears S81°32'38"E, 271.91 feet);
5. N81°32'38"E, 290.20 feet;
6. 259.86 feet along a curve to the left having a radius of 360.00 feet and a central angle of 41°21'30", (chord bears N60°23'30"E, 254.26 feet);
7. N39°42'44"E, 1473.09 feet;
8. 186.64 feet along a curve to the right having a radius of 170.00 feet and a central angle of 62°54'14", (chord bears N71°09'51"E, 177.41 feet);
9. S77°23'02"E, 1177.78 feet;
10. 167.45 feet along a curve to the left having a radius of 385.00 feet and a central angle of 24°55'12", (chord bears S89°50'38"E, 166.13 feet);
11. 915.79 feet along a reverse curve to the right having a radius of 520.00 feet and a central angle of 100°54'21", (chord bears S51°51'04"E, 801.95 feet);
12. S01°23'53"E, 120.90 feet;
13. 524.12 feet along a curve to the left having a radius of 375.00 feet and a central angle of 80°04'48", (chord bears S41°26'17"E, 482.49 feet);
14. S81°28'41"E, 1252.28 feet;
15. 285.10 feet along a curve to the left having a radius of 360.00 feet and a central angle of 45°22'28", (chord bears N75°50'05"E, 277.70 feet);
16. N53°08'52"E, 205.87 feet;
17. 468.62 feet along a curve to the right having a radius of 550.00 feet and a central angle of 48°49'07", (chord bears N77°33'25"E, 454.58 feet);
18. 210.65 feet along a compound curve to the right having a radius of 150.00 feet and a central angle of 80°27'48", (chord bears S37°48'08"E, 193.76 feet);
19. S02°25'46"W, 747.71 feet;
20. 75.55 feet along a curve to the left having a radius of 400.00 feet and a central angle of 10°49'17", (chord bears S02°58'52"E, 75.44 feet);
21. S08°23'31"E, 142.19 feet;
22. 47.07 feet along a curve to the right having a radius of 200.00 feet and a central angle of 13°29'00", (chord bears S01°39'01"E, 46.96 feet);
23. S05°05'29"W, 252.42 feet;
24. 136.51 feet along a curve to the left having a radius of 400.00 feet and a central angle of 19°33'14", (chord bears S04°41'08"E, 135.85 feet);
25. S14°27'45"E, 58.73 feet;
26. 27.91 feet along a curve to the right having a radius of 200.00 feet and central angle of 07°59'43", (chord bears S10°27'53"E, 27.89 feet);
27. S6°28'01"E, 243.17 feet;
28. 275.03 feet along a curve to the left having a radius of 400.00 feet and a central angle of 39°23'42", (chord bears S26°09'53"E, 269.64 feet);

29. S45°51'44"E, 108.10 feet;
30. 234.80 feet along a curve to the left having a radius of 550.00 feet and a central angle of 24°27'37", (chord bears S62°11'40"E, 233.02 feet);
31. S74°25'28"E, 900.46 feet to the centerline of Ott Road also being the East line of Section 25 of Township 4 North, Range 28 East, Willamette Meridian;
thence N00°56'33"E along said East line, 4435.16 to the Northeast corner of Section 25 also being the centerline of Feedville Road;
thence S89°19'27"W, 2673.99 feet;
thence S89°20'01"W, 2674.13 feet;
thence S89°51'31"W, 2642.08 feet;
thence S89°51'28"W, 2424.25 feet to the centerline of Feed Canal Alignment;
thence N11°41'09"E, along said centerline 21.25 feet;
thence continuing along said centerline 12.71 feet along a curve to the right having a radius of 250.00 feet and a central angle of 02°54'43", (chord bears N15°53'46"E, 12.70 feet) to the North Right-of-Way of Feedville Road;
thence S89°51'28"W along said North Right-of-Way, 225.67 feet to the West line of Section 23, said Township and Range;
thence S01°03'52"E, 33.00 feet to the **POINT OF BEGINNING.**

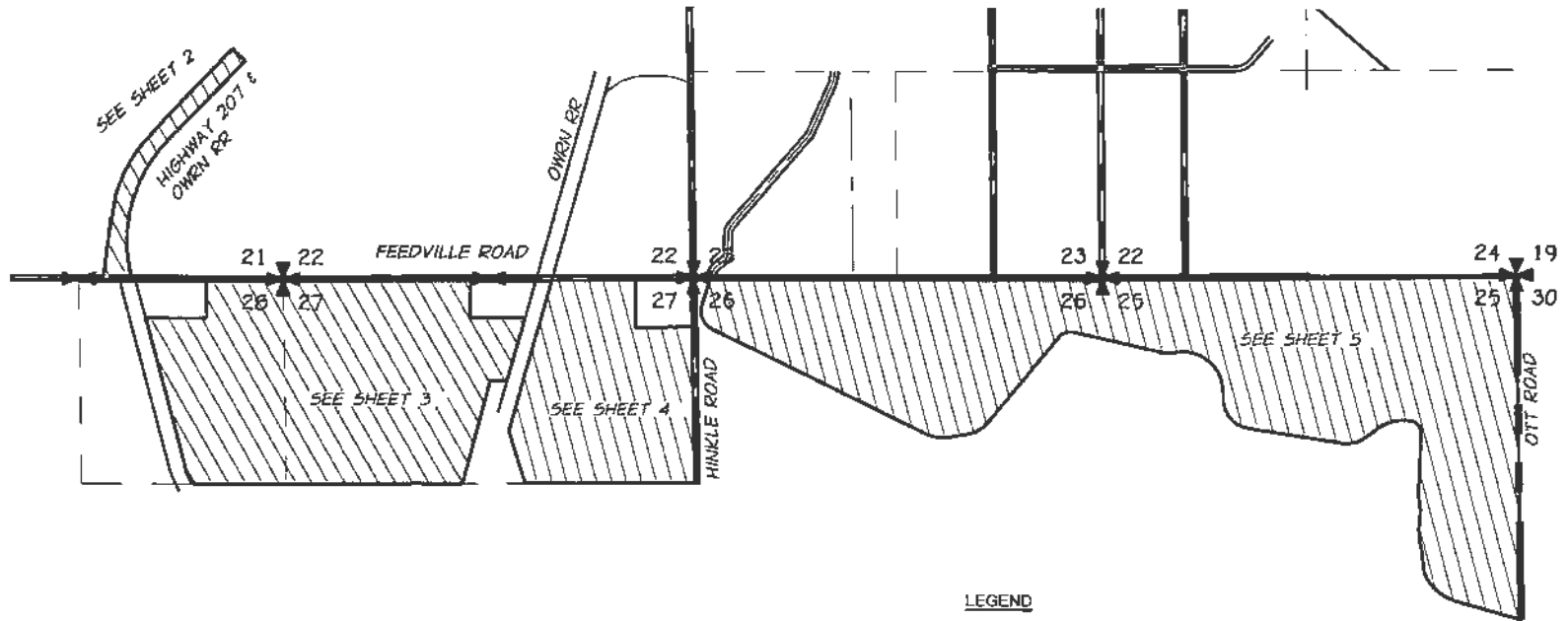
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EXPIRES: 6/30/2026

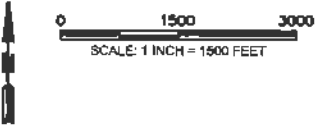
Ordinance No. 2374
Exhibit B

X:\C\ent\hermiston OR\236-170 Urban Expansion_Support\Survey\Drawings\CIVIL\SD\137-58C-Ra01-a.dwg, Sheet, 7/23/2025 8:23 AM, r12a1



LEGEND

- PROPERTY ANNEXATION 
- EXISTING PROPERTY LINE 
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

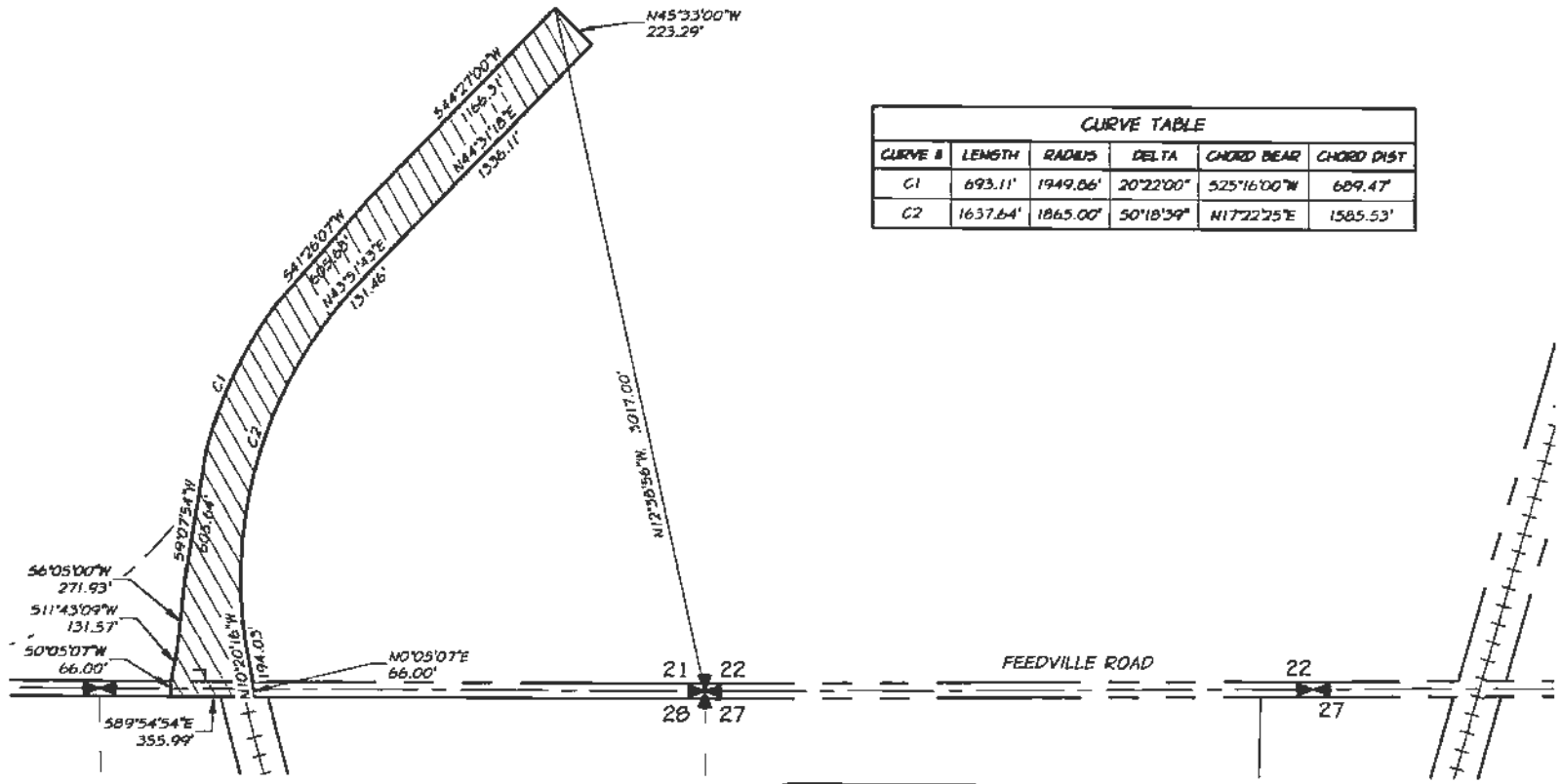
PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2028



EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

SHEET
1



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	693.11'	1949.66'	20°22'00"	S25°16'00\"/>	
C2	1637.64'	1865.00'	50°18'39"	N17°22'25\"/>	

0 500 1000
SCALE: 1 INCH = 500 FEET



LEGEND

- PROPERTY ANNEXATION
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

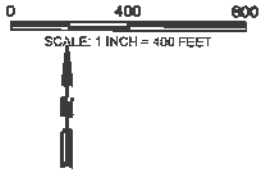
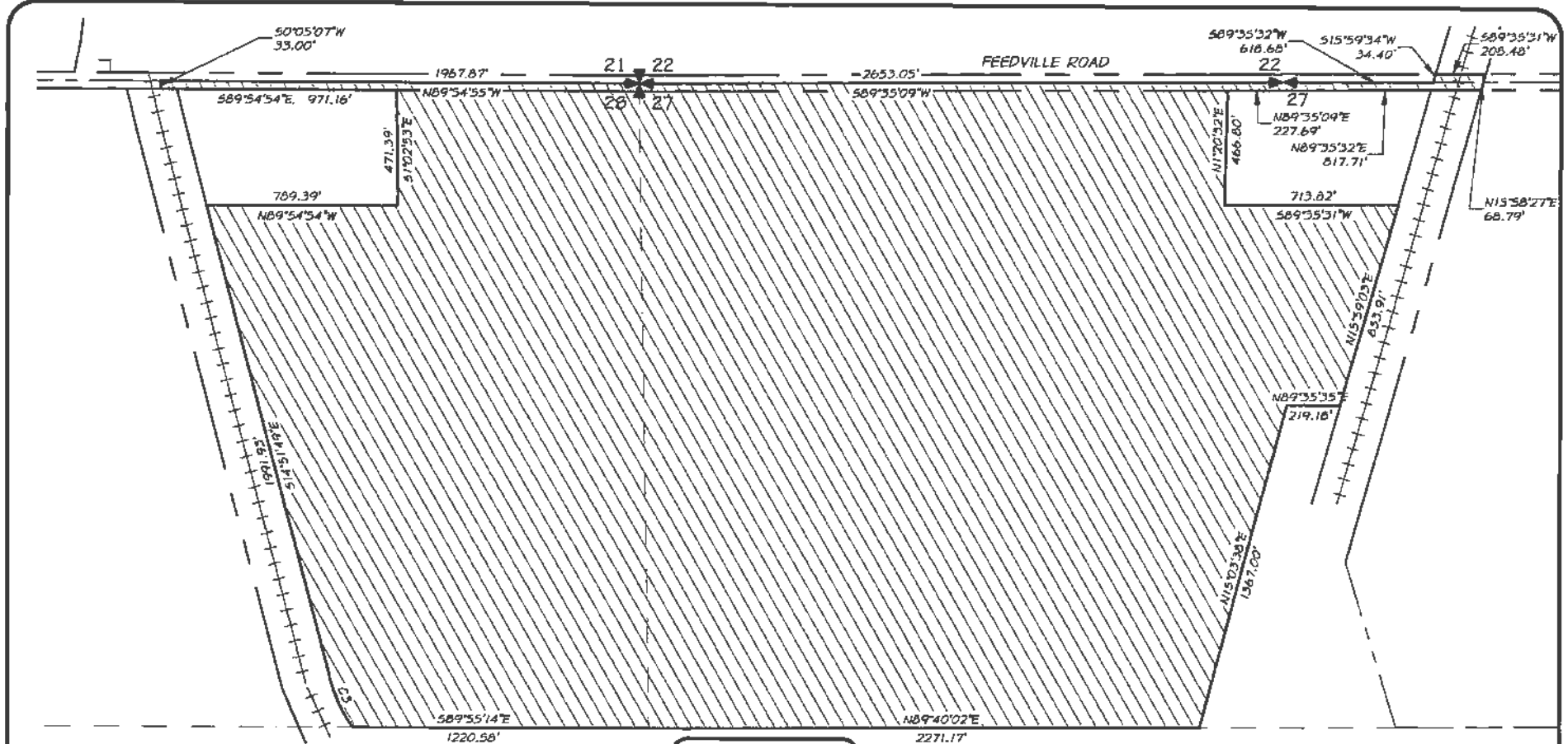
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

EXPIRES: 6/30/2028





EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON


SHEET
2



LEGEND

PROPERTY ANNEXATION 

EXISTING PROPERTY LINE 

EXISTING SECTION LINE 

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

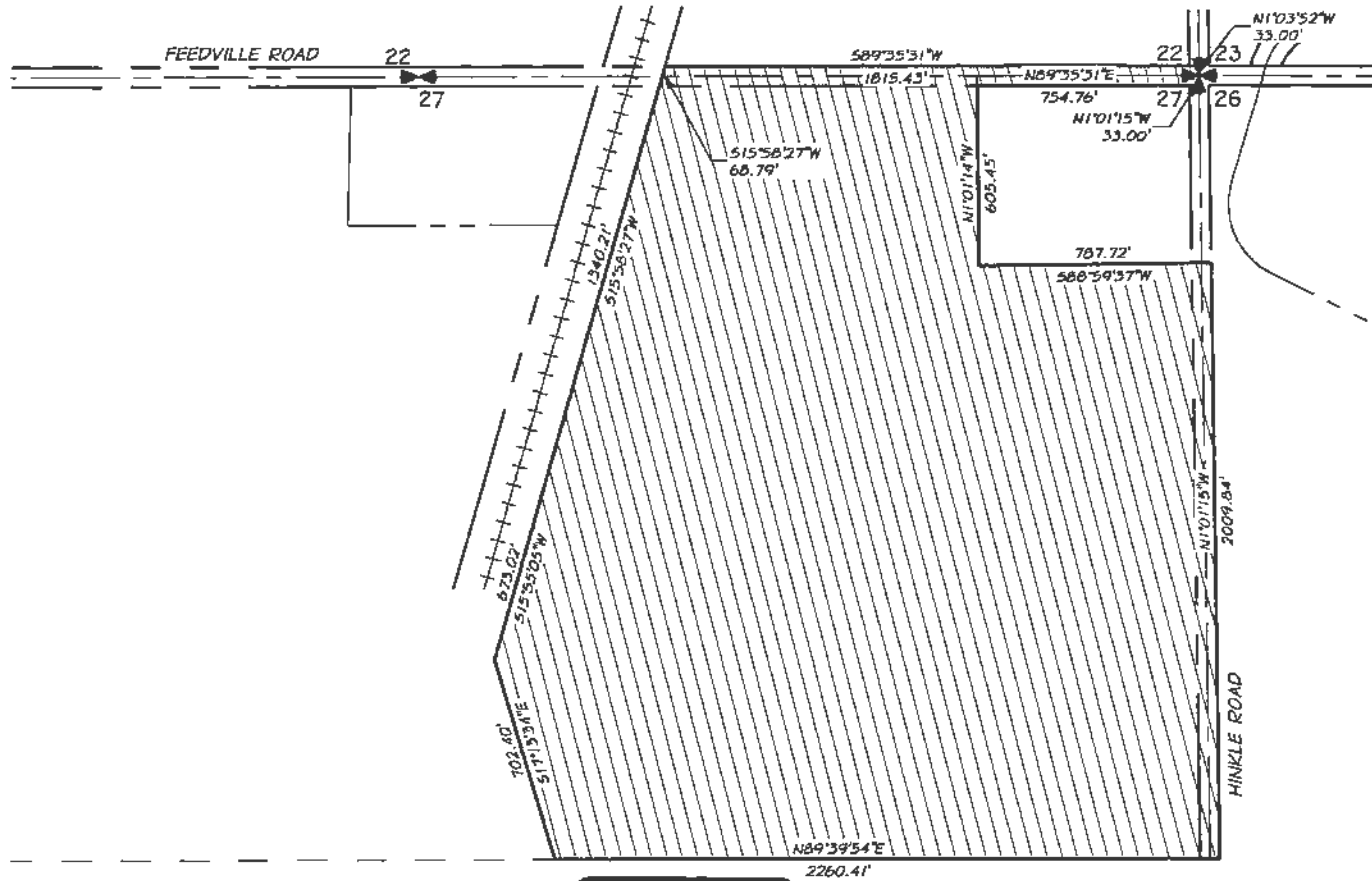
EXPIRES: 6/30/2028

CURVE TABLE					
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C3	225.60'	663.11'	19°29'34"	S24°36'36"E	224.51'

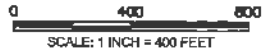


EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

SHEET
3



PRELIMINARY



LEGEND

- PROPERTY ANNEXATION 
- EXISTING PROPERTY LINE 
- EXISTING SECTION LINE 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

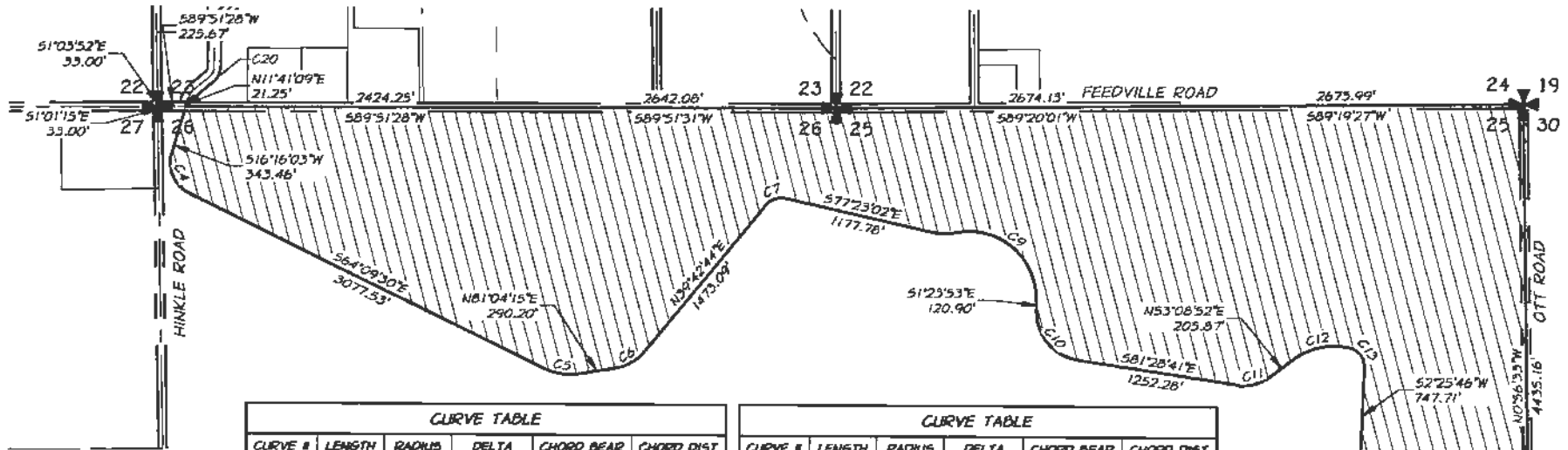
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

EXPIRES: 6/30/2026



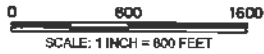
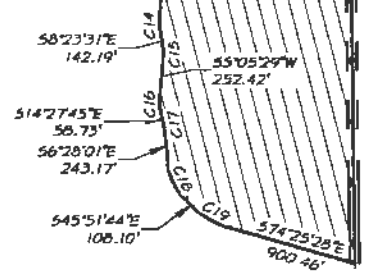
EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

SHEET
4



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C4	357.94'	255.00'	80°25'33"	S23°56'44"E	329.27'
C5	276.12'	455.00'	34°46'15"	S81°32'30"E	271.91'
C6	239.86'	360.00'	41°21'30"	N60°23'30"E	254.26'
C7	186.64'	170.00'	62°54'14"	N71°09'51"E	177.41'
C8	167.45'	385.00'	24°55'12"	S89°50'38"E	166.13'
C9	915.79'	520.00'	100°34'21"	S51°51'04"E	801.95'
C10	524.12'	375.00'	80°04'48"	S41°26'17"E	482.49'
C11	285.10'	360.00'	45°22'28"	N75°50'05"E	271.70'
C12	468.62'	550.00'	48°49'07"	N77°33'25"E	454.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C13	210.65'	150.00'	80°27'48"	S37°48'08"E	193.76'
C14	75.55'	400.00'	10°49'17"	S2°58'52"E	75.44'
C15	47.07'	200.00'	13°29'00"	S1°39'01"E	46.96'
C16	136.51'	400.00'	19°33'14"	S4°41'08"E	135.85'
C17	27.91'	200.00'	7°59'43"	S10°27'53"E	27.89'
C18	275.03'	400.00'	39°23'42"	S26°09'53"E	269.64'
C19	234.80'	550.00'	24°27'37"	S62°11'40"E	233.02'
C20	12.71'	250.00'	2°54'43"	N15°53'46"E	12.70'



LEGEND

- PROPERTY ANNEXATION
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
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EXPIRES: 6/30/2026



EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

SHEET
5