

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