

**ORDINANCE NO. 2365**

AN ORDINANCE AMENDING THE CITY OF HERMISTON COMPREHENSIVE PLAN TO INCLUDE AN ECONOMIC OPPORTUNITIES ANALYSIS AND BUILDABLE LAND INVENTORY FOR THE PLAN YEARS 2024-2044.

1. WHEREAS, the City of Hermiston’s governing land use goals and policies are contained within its acknowledged Comprehensive Plan;
2. WHEREAS, Comprehensive Plan Policy 2 requires periodic updates of the Comprehensive Plan;
3. WHEREAS, Statewide Planning Goal 2 requires the goals and policies in the Comprehensive Plan to be supported by an adequate factual base;
4. WHEREAS, the City’s most recent economic opportunities analysis (“EOA”) considered the planning period between 2010–2030;
5. WHEREAS, substantial changes in economic trends at the national, state, regional, and local levels have occurred since 2010, which trends have in particular created a significant demand for additional industrial land for warehousing, distribution, and datacenters; and
6. WHEREAS, the City Council seeks to adopt a new EOA that reflects the rapid changes in employment land use trends that have occurred since 2010.

NOW, THEREFORE, THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

**SECTION 1.** The EOA prepared by Johnson Economics and dated July, 2024, and its exhibits, are hereby adopted as part of the Hermiston Comprehensive Plan. The EOA and its exhibits are attached to and made a part of this ordinance as **Exhibit A**. The complete EOA and its exhibits shall be included in the Comprehensive Plan as an appendix.

**SECTION 2.** The City Council hereby adopts the findings of fact and conclusions of law, attached to and made a part of this Ordinance as **Exhibit B**.

**SECTION 5.** The “Competitive Advantages,” “Projected Employment,” and “Growth Buildable Lands vs. Future Land Need” assumptions in Comprehensive Plan Policy 20 is hereby revised to refer to the economic data contained in the EOA, as shown in **Exhibit C**.

**SECTION 4.** The effective date of this ordinance shall be thirty days after its adoption.

PASSED by the City Council this 9th day of September 2024.

SIGNED by the Mayor this 9th day of September 2024.

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Dr. David Drotzmann, MAYOR

ATTEST: \_\_\_\_\_  
Lilly Alarcon-Strong, CMC, CITY RECORDER