

ORDINANCE NO. 2356

AN ORDINANCE AMENDING THE CITY OF HERMISTON COMPREHENSIVE PLAN MAP TO CONVERT CERTAIN LANDS FROM URBANIZABLE STATUS TO URBAN STATUS LOCATED WITHIN THE URBAN GROWTH BOUNDARY OF THE CITY OF HERMISTON IN ACCORD WITH THE PROVISIONS OF POLICY 6 IN THE CITY'S COMPREHENSIVE PLAN.

THE CITY OF HERMISTON DOES ORDAIN AS FOLLOWS:

SECTION 1. The property described on Exhibit A to this ordinance shall be changed on the city comprehensive plan map from Future Industrial (FI) to Commercial (C), Low Density Residential (L), and Medium Density Residential (M) and on the city zoning map from Future Industrial (FI) to Outlying Commercial (C-2), Medium Density Residential (R-2), and Medium-High Density Residential (R-3). The disposition of C-2, R-2, and R-3 designations is described on Exhibits A & B to this ordinance.

SECTION 2. The findings of fact as adopted by the City Council on March 11, 2024, are incorporated herein by reference.

SECTION 3. The effective date of this ordinance shall be the thirty days after co-adoption by the Umatilla County Board of Commissioners.

PASSED by the City Council this 11th day of March 2024.

SIGNED by the Mayor this 11th day of March 2024.

Doug Primmer, COUNCIL PRESIDENT

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Exhibit A to Ordinance No. 2356

Future Industrial Amended to C-2

Tracts of Land to be Zoned C-2 located in the Northwest Half of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon, being more particularly described as follows:

Tract 1:

All that area between the Southern Right-of-Way for the Oregon-Washington Railroad and Navigation Company and the Northern Right-of-Way for the U.S.R.S. Feed Canal, bounded by the Easterly Right-of-Way for Southeast Tenth Street and the Westerly Right-of-Way for East Highland Avenue.

Said Tract containing 25.67 acres, more or less.

Also including lands owned by Union Pacific Railroad Co to the south and west of said tract and Union Pacific Railroad Co Right-of-Way forming the north boundary of said tract.

All being in the Northwesterly Half of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon.

Tract 2:

Beginning at a point on the Southerly Right-of-Way of the Oregon-Washington Railroad and Navigation Company being North 145.34 feet, more or less, and Easterly 33.00 feet from the West line of Section 13, Township 4 North, Range 28 East, City of Hermiston, Umatilla County, Oregon, being the True Point of Beginning for this Description; thence Northeasterly along said Southerly Right-of-Way the following calls: North 45°35'58" East a distance of 138.60 feet, more or less; thence North 45°24'33" East a distance of 19.66 feet, more or less; thence North 45°24'49" East a distance of 254.91 feet, more or less; thence North 45°37'38" East a distance of 109.93 feet, more or less; thence North 45°32'22" East a distance of 239.76 feet, more or less, to a point on the said Southerly Right-of-Way; thence leaving said Right-of-Way North 44°27'38" West a distance of 314.67 feet; thence along a tangential curve left with a Radius = 25.00 feet, a Long Chord = 4.35 feet, Bearing = North 50°08'17" West, Delta = 11°21'17", and an Arc Length of 4.36 feet; thence North 55°48'55" West a distance of 159.05 feet; thence along a non-tangential curve right with Radius = 203.00 feet, Long Chord = 59.74 feet, Bearing = South 80°39'11" West, Delta = 16°55'18", and a Arc Length = 59.95 feet; thence South 89°06'50" West a distance of 108.71 feet to a tangential curve left; thence along said curve left Radius = 20.00 feet, Long Chord = 28.28 feet, Bearing South 44°06'50" West, Delta = 90°00'00", and Arc Length = 31.42 feet to a point on the Easterly Right-of-Way of SE 10th Street; thence along said Easterly Right-of-Way South 0°53'10" East a distance of 805.96 feet, more or less, to the Point of Beginning.

Said Tract containing 5.93 acres, more or less.

All being in the Northwest Quarter of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon.

Future Industrial Amended to R-2

A Tract of Land to be Zoned R-2 located in the North Half of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as:

Beginning at a point on the Southerly Right-of-Way of East Highland Avenue and the Easterly Right-of-Way of "A Line" Canal for the Hermiston Irrigation District, said point being North 89°43'56" East a distance of 1840.22 feet along said Northerly Section Line from the Northwest Corner of said Section, and Southerly 33.00 feet perpendicular to said Northerly Section Line, being the True Point of Beginning for this description; thence continuing Easterly along said Southerly Right-of-Way and parallel to said Section line North 89°43'56" East a distance of 812.48 feet to a point Southerly and perpendicular to the North Quarter Corner of Said Section 13; thence continuing North 89°41'15" East a distance of 521.87 feet parallel with the North Line of said Section 13 to a point on the Westerly Right-of-Way of the Oregon-Washington Railroad and Navigation Company; then along said Westerly Right-of-Way of the Oregon-Washington Railroad and Navigation Company the following calls: thence South 55°34'43" West a distance of 563.15 feet, more or less; thence South 55°41'11" West a distance of 104.39 feet, more or less; thence South 55°41'18" West a distance of 401.73 feet, more or less; thence South 55°41'35" West a distance of 342.62 feet, more or less; thence South 55°21'53" West a distance of 182.09 feet, more or less; thence South 55°06'07" West a distance of 151.94 feet, more or less; thence South 53°06'02" West, a distance of 275.37 feet, more or less; thence South 50°38'46" West a distance of 203.02 feet, more or less; thence South 49°25'09" West a distance of 62.78 feet, more or less; thence South 48°06'21" West a distance of 124.48 feet, more or less; then leaving the Westerly Right-of-Way of the Oregon-Washington Railroad and Navigation Company North 41°53'39" West a distance of 198.94 feet; thence North 29°24'49" West a distance of 306.98 feet; thence North 22°37'12" West a distance of 28.00 feet; thence South 67°22'48" West a distance of 349.39 feet to a tangential curve left; thence along said tangential curve left Radius = 500.00 feet, Long Chord = 59.25 feet, Bearing South 63°58'59" West, Delta = 6°47'37", Arc Length = 59.28 feet; thence South 60°35'11" West a distance of 92.82 feet; thence South 58°06'54" West a distance of 10.78 feet; thence North 34°21'22" West a distance of 28.00 feet; thence North 29°24'49" West a distance of 201.37 feet, more or less, to a point on the Southerly Right-of-Way of the said "A Line" Canal; thence along the Southerly Right-of-Way of the said "A Line" Canal the following calls: North 45°39'11" East a distance of 3.35 feet, more or less; thence North 62°33'47" East a distance of 31.74 feet, more or less; thence North 72°29'45" East a distance of 358.03 feet, more or less; thence North 73°07'32" East a distance of 167.22 feet, more or less; thence North 65°49'32" East a distance of 94.01 feet, more or less; thence North 55°32'12" East a distance of 123.34 feet, more or less; thence North 48°16'31" East a distance of 68.84 feet, more or less; thence North 44°58'08" East a distance of 584.00 feet, more or less; thence North 49°21'08" East a distance of 83.56 feet, more or less; thence North 59°12'49" East a distance of 76.38 feet, more or less; thence North 66°34'09" East a distance of 66.19 feet, more or less; thence North 62°45'32" East a distance of 19.55 feet, more or less; thence North 52°16'11" a distance of 37.84 feet, more or less; thence North 48°20'20" East a distance of 164.16 feet, more or less, to the Point of Beginning.

Said Tract contains 33.64 acres, more or less.

Also including the section of E Highland Ave directly north of said tract.

All being in the North Half of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon.

Future Industrial to R-3

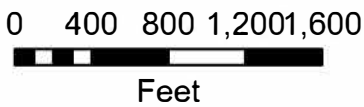
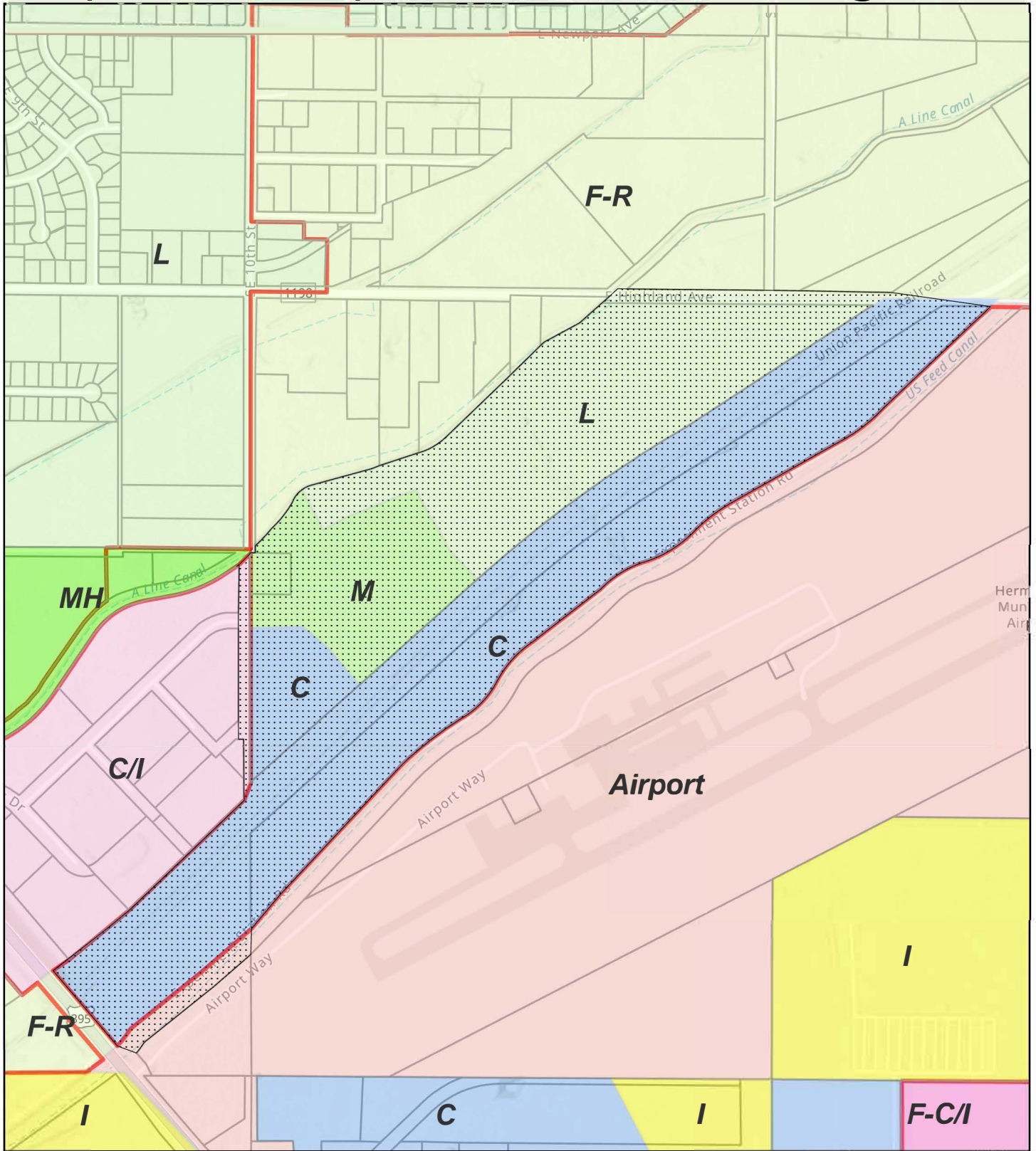
A Tract of Land to be Zoned R-3 located in the Northwest Quarter of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon, Being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way of "A Line" Canal of Hermiston Irrigation District and the Easterly Right-of-Way Line of Southeast 10th Street, said point being 1315.41 feet, more or less, South along, and 33.00 feet perpendicular to the West line of Section 13 from the Northwest Corner of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon being the True Point of Beginning for this description; thence along the Southerly Right-of-Way of said "A Line" Canal the following calls: North $50^{\circ}45'56''$ East a distance of 28.03 feet, more or less; thence North $42^{\circ}59'16''$ East a distance of 72.93 feet, more or less; thence North $37^{\circ}09'04''$ East a distance of 238.55 feet, more or less; thence North $45^{\circ}39'11''$ East a distance of 39.47 feet, more or less, to a point; thence leaving the Southerly Right-of-Way line of said "A Line" Canal South $29^{\circ}24'49''$ East a distance of 201.37 feet; thence South $34^{\circ}21'22''$ East a distance of 28.00 feet; thence North $58^{\circ}06'54''$ East a distance of 10.78 feet; thence North $60^{\circ}35'11''$ East a distance of 92.82 feet; thence along a tangential curve to the right Radius = 500.00 feet, Chord Length = 59.25 feet, Bearing North $63^{\circ}58'59''$ East, Delta = $6^{\circ}47'37''$, and Arc Length = 59.28 feet; thence North $67^{\circ}22'48''$ East a distance of 349.39 feet; thence South $22^{\circ}37'12''$ East a distance of 28.00 feet; thence South $29^{\circ}24'49''$ East a distance of 306.98 feet; thence South $41^{\circ}53'39''$ East a distance of 198.94 feet, more or less, to a point on the Northerly Right-of-Way of the Oregon-Washington Railroad and Navigation Company; thence along said Northerly Right-of-Way the following calls: South $48^{\circ}06'21''$ West a distance of 74.48 feet, more or less; thence South $47^{\circ}15'46''$ West a distance of 71.63 feet, more or less; thence South $46^{\circ}03'39''$ West a distance of 215.65 feet, more or less; thence South $45^{\circ}13'21''$ West a distance of 91.46 feet, more or less; thence South $45^{\circ}32'22''$ West a distance of 338.25 feet; thence leaving the said Northerly Right-of-Way North $44^{\circ}27'38''$ West a distance of 314.67 feet to a point on a tangential curve left; thence along said curve left Radius = 25.00 feet, Long Chord = 4.35 feet, Bearing = $N50^{\circ}08'17''$ West, Delta = $11^{\circ}21'17''$, and Arc Length = 4.36 feet; thence North $55^{\circ}48'55''$ West a distance of 159.05 feet to a non-tangential curve right; thence along said curve right Radius = 203.00 feet, Long Chord = 59.74 feet, Bearing = South $80^{\circ}39'11''$ West, Delta = $16^{\circ}55'18''$, Arc Length = 59.95 feet; thence South $89^{\circ}06'50''$ West a distance of 108.71 feet to a tangential curve left; thence along said tangential curve left Radius = 20.00 feet, Long Chord = 28.28 feet, Bearing = South $44^{\circ}06'50''$ West, Delta = $90^{\circ}00'00''$, Arc Length = 31.42 feet to a point on the Easterly Right-of-Way of Southeast 10th Street; thence along said Easterly Right-of-Way of Southeast 10th Street North $0^{\circ}53'10''$ West a distance of 390.89 feet to the Point of Beginning.

Said Tract contains 15.06 acres, more or less.

All being in the Northwest Quarter of Section 13, Township 4 North, Range 28 East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon.

Proposed Comprehensive Plan Designation



Proposed Comprehensive Plan Designation

- Airport
- C
- C/I
- F-C/I
- F-R
- I
- L
- M
- MH
- City Limits
- Subject Area

