

**FINDINGS OF FACT**  
**Hermiston TSP Adoption**  
**Ordinance No 2388**  
**November 9, 2026**

**Statewide Planning Goals and Comprehensive Plan Policies.**

**Goal 1 and Policy 1. Citizen Involvement.** The City will insure that citizens have an adequate opportunity to be involved in all phases of the planning process.

1. Notice of the planning commission hearing was published in the East Oregonian at least 10 days prior to the hearing on September 30, 2026 in accordance with §156.08(A) of the Hermiston Code of Ordinances.
2. Notice of the city council hearing was published in the East Oregonian at least 10 days prior to the hearing on October 14, 2026 in accordance with §156.08(A) of the Hermiston Code of Ordinances.
3. The Planning Commission held a public hearing on October 14, 2026 in accordance with §157.226(F).
4. The City Council held a public hearing on October 24, 2026 in accordance with §157.226(F).
5. The development of the TSP was overseen by an advisory committee made up of citizen stakeholders, elected and appointed Hermiston officials, public safety staff, public works staff, and affected governmental agencies.
6. Two public involvement workshops were held. One workshop was held on September 18, 2025 at a Hermiston High School football game. A second workshop was held on December 4, 2025 accompanying the City of Hermiston annual Christmas Tree lighting festival. The public were provided opportunities to comment on transportation related issues at each workshop.
7. Two virtual workshops were held online to provide additional opportunities for transportation related issues to be raised. All virtual materials were bilingual in English and Spanish. Advertisements of the virtual workshops were advertised in local media and social media. All invitations to participate in online workshops were bilingual in English and Spanish.
8. Two events were held at school facilities to solicit youth involvement and facilitate education in transportation planning. Classroom events were held at Loma Vista

and Rocky Heights Elementary Schools on September 18 and 19, 2025 respectively.

9. Two virtual events were held at Hermiston High School to solicit input from youth as to how older youth utilize various transportation networks and how to improve those networks.
10. Input from all public outreach activities is reflected in the technical memorandums accompanying the 2026 TSP and incorporated into the project lists.

**Goal 1 and Policy 2. Planning Process.** The City of Hermiston will monitor and update periodically its comprehensive plan and implementing ordinances to respond to changing conditions.

11. Policy 2 requires the City to annually review development activity and its impacts.
12. The City of Hermiston received a Transportation and Growth Management grant from the State of Oregon in 2024 to facilitate a review and update of the 1997 transportation system plan. After receiving the grant and developing a work plan to review the existing TSP, it was determined that a complete repeal of the 1997 TSP is appropriate and work commenced to develop a replacement TSP.

**Goal 2 and Policy 3. Intergovernmental Coordination.** The City of Hermiston will facilitate intergovernmental coordination so that decisions affecting local, state, and federal planning and development actions in the Hermiston area are rendered in an efficient and consistent manner.

13. The notice of proposed amendment was sent to the Department of Land Conservation and Development on September 9, 2026, 35 days prior to the first evidentiary hearing in accord with Oregon Administrative Rules, Chapter 660, Division 18.
14. The advisory committee overseeing development of the TSP included staff from the Oregon Department of Transportation, Umatilla County, Umatilla County Fire District #1, and the Department of Land Conservation and Development. All stakeholder agencies were provided opportunity to comment on and shape the development of all aspects of the 2026 TSP.

**Goal 3 Agricultural Lands.**

14. Goal 3 requires counties to preserve and maintain agricultural lands for farm uses. Counties must inventory agricultural lands and protect them by adopting exclusive farm use zones consistent with Oregon Revised Statute 215.203 et. seq. Goal 3 does not allow nonfarm uses like industrial development on lands zoned for exclusive farm use. This application is to consider modifications to the application of the Outlying Commercial zone within the city limits on lands that have already

been identified for urban industrial and commercial uses. Per OAR 660-033-0020(1)(c), "Agricultural Land" does not include land within acknowledged urban growth boundaries or land within acknowledged exception areas for Goal 3 or 4.

Goal 3 does not apply to this action.

**Goal 4 Forest Lands, Goal 15 Willamette River Greenway, Goal 16 Estuarine Resources, Goal 17 Coastal Shorelands, Goal 18 Beaches and Dunes, Goal 19 Ocean Resources.**

15. There are no tracts of lands subject to Goals 4, 15, 16, 17, 18, or 19 anywhere within the city limits or UGB. These goals are not applicable.

**Goal 5 Natural Resources, Scenic and Historic Areas, and Open Space, Goal 6 Air, Water and Land Resource Quality, Goal 7 Areas Subject to Natural Hazards, Goal 8 Recreation Needs, Goal 9 Economic Development, Goal 11 Public Facilities and Services, Goal 13 Energy Conservation, Goal 14 Urbanization.**

16. The City's acknowledged comprehensive plan has policies established for compliance with Goals 5, 6, 7, 8, 9, 11, 13, and 14. No new uses are being permitted through the amendment. No additional findings must be made demonstrating compliance with these Goals.

### **Goal 9 Housing**

- 17. Housing is directly impacted by transportation planning. Appendix E, (Context and Site Analysis) provides context regarding existing zoning and future residential development.
- 18. The study area for future housing need is within the entirety of the Hermiston urban growth boundary. Housing need is projected from 2025 to 2045. There is estimated capacity for 18,000 housing units within the UGB.
- 19. The TSP provides updated road classifications and street extensions intended to accommodate housing construction between 2025 and 2045. Additionally, transit, pedestrian pathways, bike lanes, and multimodal needs are considered in the plan.

### **Goal 12 Transportation and OAR 660, Division 012**

- 20. OAR 660-012-0015 requires all cities to develop and maintain a transportation system plan.
- 21. Preparation of local TSPs must be coordinated with ODOT. ODOT staff participated in the development of the TSP, participating in the advisory committee. Draft copies of all portions of the TSP have been provided to ODOT during document development. ODOT's testimony is incorporated into the appendices as needed.

## **Hermiston Comprehensive Planning Ordinance §156.08**

22. Notice of the public hearing on the proposed amendment was published in the East Oregonian on September 30, 2026 more than 10 days in advance of the public hearing in accordance with 156.08(A).
23. Copies of the proposed TSP amendment have been available in the planning department office since September 30, 2026 in accordance with 156.08(B).
24. The planning commission adopted findings of fact regarding the proposed amendment following the closure of the public hearing on October 14, 2026. The planning commission recommended adoption of the proposed amendment to the city council based upon the findings of fact in accordance with 156.08(C).
25. The city council held a public hearing on October 26, 2026 regarding the proposed amendment. Notice of the city council hearing was published in the Hermiston Herald on October 14, 2026 more than 10 days prior to the hearing in accordance with 156.08(D).
26. The planning commission recommendation and proposed amendment were made available to the public on October 16, 2026, more than 10 days prior to the city council hearing in accordance with 156.08(E).
27. The proposed TSP applies both within city limits and the Hermiston urban growth boundary. Adoption of the amendment requires co-adoption by Umatilla County in accordance with 156.08(F)(2).
28. Notice of adoption will be sent to the LCDC and Umatilla County no later than five days after adoption by the city council in accordance with 156.08(G).