

**ORDINANCE NO. 2289**

AN ORDINANCE AMENDING THE CITY OF HERMISTON'S COMPREHENSIVE PLAN MAP TO CONVERT CERTAIN LANDS LOCATED NORTH OF E DIAGONAL BLVD, SOUTH OF E ELM AVE, AND EAST OF NE 10TH STREET FROM URBANIZABLE STATUS TO URBAN STATUS 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 in Exhibit A to this ordinance, consisting of a 7.50-acre tract located at the southeast corner of NE 10<sup>th</sup> Street and E Elm Ave and a 1.98-acre tract located at the southeast corner of E Diagonal Blvd and E Elm Ave, shall be amended from Future Commercial to Commercial on the City comprehensive plan map.

**SECTION 2.** The property described in Exhibit B to this ordinance, consisting of a 31.32-acre tract located north of E Diagonal Blvd, east of NE 10<sup>th</sup> Street, and south of E Elm Ave, shall be amended from Future Commercial to Medium Density Residential on the City comprehensive plan map.

**SECTION 3.** The findings of fact as adopted by the City Council on November 25, 2019 are incorporated herein by reference.

**SECTION 4.** This ordinance takes effect thirty days after co-adoption by the Umatilla County Board of Commissioners.

PASSED by the City Council this 25<sup>th</sup> day of November, 2019.

SIGNED by the Mayor this 25<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
David Drotzmann, MAYOR

ATTEST:

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

**Exhibit A**  
**To Ordinance No. 2289**  
**Tracts Designated Commercial**

Tract A

A tract of land located in the Northwest One-Quarter of Section 12, Township 4 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon, being more particularly described as follows:

Commencing at a 1 1/4 inch aluminum cap on a 5/8 inch rebar on the Southerly right of way line of State Highway Number 207, from which the North One-Quarter corner of said Section 12, monumented with a 2 1/2 inch brass cap on a galvanized iron pipe, bears N 88°36'26" E, 1516.30 feet; Thence along said Southerly right of way line, N89°18'22" W, 436.36 feet to a point and the True Point of Beginning of this description; Thence leaving said Southerly right of way line, S 00°41'38" W, 520.67 feet to a point; Thence N 89°18'22" W, 568.18 feet to a point; Thence N 00°02'18" E, 205.40 feet to a point; Thence N 44°18'22" W, 35.78 feet to a 5/8 inch rebar with a red plastic cap stamped "ORPLS 1106 WAPLS 17372"; Thence N 89°18'22" W, 75.00 feet to a 5/8 inch rebar with a red plastic cap stamped "ORPLS 1106 WAPLS 17372" on the Easterly right of way line of Northeast 10th Street; Thence along said Easterly right of way line, N 00°02'18" E, 290.00 feet to a 5/8 inch rebar on the Southerly right of way line of State Highway Number 207; Thence along said Southerly right of way line, S 89°18'22" E, 540.00 feet to a 5/8 inch rebar with a red plastic cap stamped "ORPLS 1106 WAPLS 17372"; Thence continuing along said Southerly right of way line, S 89°18'22" E, 134.14 feet to the point of beginning.

Containing 7.50 Acres more or less.

Tract B

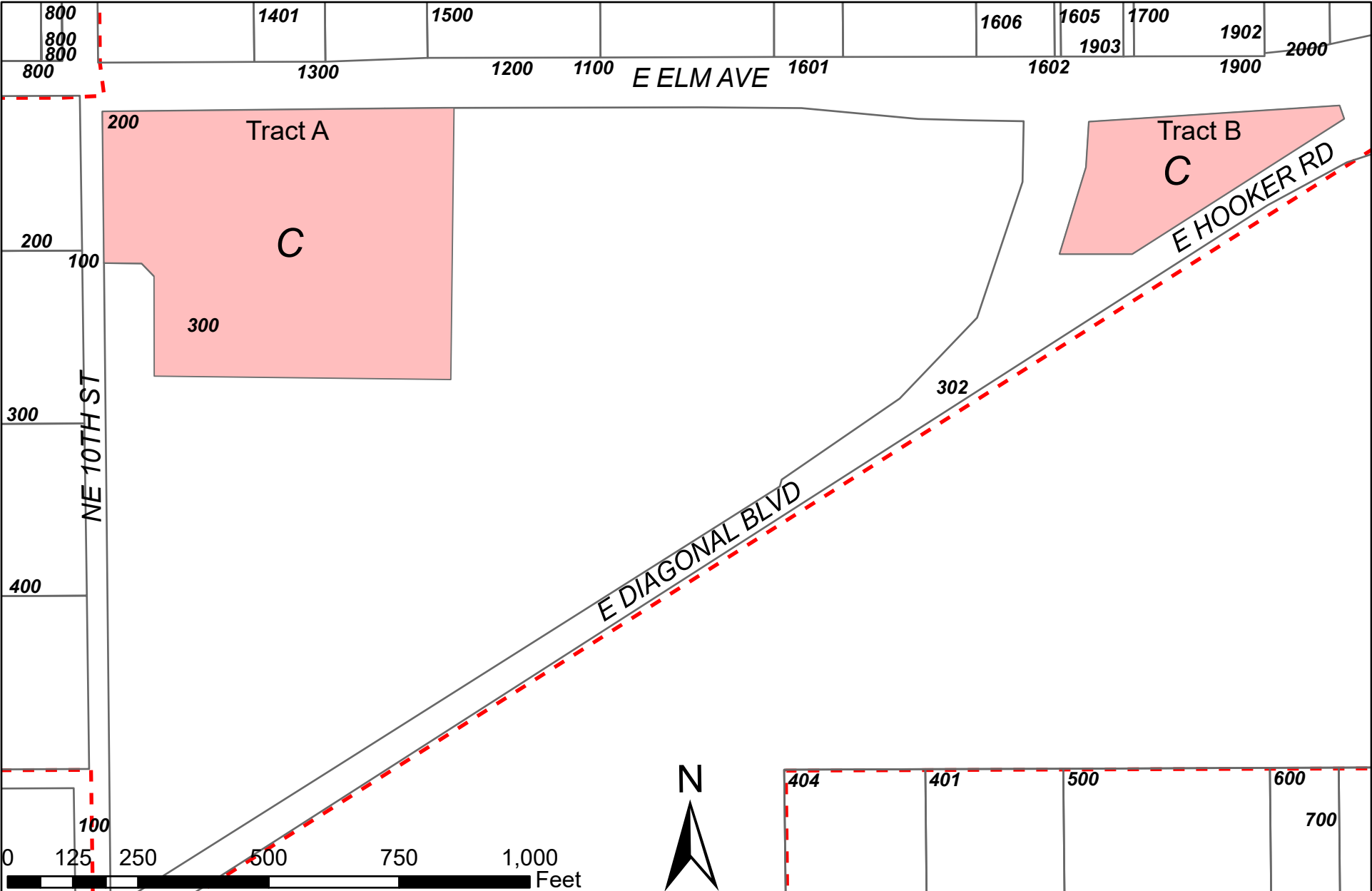
A tract of land located in the Northwest One-Quarter of Section 12, Township 4 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon, being more particularly described as follows:

Commencing at a 1 1/4 inch aluminum cap on a 5/8 inch rebar on the Southerly right of way line of State Highway Number 207, from which the North One-Quarter corner of said Section 12, monumented with a 2 1/2 inch brass cap on a galvanized iron pipe, bears N 75°42'06" E, 261.49 feet and the True Point of Beginning of this description; Thence leaving said Southerly right of way line, S 18°23'52" E, 26.55 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar on the Northwesterly right of way line of Hooker Road; Thence along said Northwesterly right of way line S 58°31'42" W, 495.54 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Northwesterly right of way line, S 73°15'16" W, 75.69 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Northwesterly right of way line,

N 80°29'21" W, 53.38 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar on the Southeasterly right of way line of Diagonal Road; Thence along said Southeasterly right of way line, N 18°08'16" E, 211.14 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Southeasterly right of way line, N 02°28'02" E, 83.71 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar on the Southerly right of way line of State Highway Number 207; Thence along said Southerly right of way line, N 88°27'49" E, 470.23 feet to the Point of Beginning.

Containing 1.98 Acres more or less.

Exhibit A  
To Ordinance No. 2289  
Tracts Designated Commercial



## **Exhibit B**

### **To Ordinance No. 2289**

#### **Tract Designated Medium Density Residential**

##### Tract

A tract of land located in the Northwest One-Quarter of Section 12, Township 4 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon, being more particularly described as follows:

Commencing at a 1 1/4 inch aluminum cap on a 5/8 inch rebar on the Southerly right of way line of State Highway Number 207, from which the North One-Quarter corner of said Section 12, monumented with a 2 1/2 inch brass cap on a galvanized iron pipe, bears N 84°59'38"E, 851.74 feet and the True Point of Beginning of this description; Thence leaving said Southerly right of way line and along the Northwesterly right of way line of Diagonal Road, S 01°16'24" W, 125.41 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Northwesterly right of way line S 20°08'32"W, 275.51 feet to a 5/8 inch rebar with a yellow plastic cap stamped "USKH 02820LS"; Thence continuing along said Northwesterly right of way line, S 45°50'08" W, 186.51 feet to a 5/8 inch rebar with a yellow plastic cap stamped "USKH 02820LS"; Thence continuing along said Northwesterly right of way line, S 58°14'50" W, 296.82 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Northwesterly right of way line, S 17°02'01" W, 13.49 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Northwesterly right of way line, S 58°31'46" W, 1034.72 feet to a 5/8 inch rebar with a yellow plastic cap stamped "USKH 02820LS" on the South line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 12; Thence continuing along said Northwesterly right of way line, S 58°31'40" W, 479.31 feet to a 5/8 inch rebar with a yellow plastic cap stamped "USKH 02820LS"; on the Easterly right of way line of Northeast 10th Street; Thence along said Easterly right of way line, N 00°06'41" E, 254.99 feet to a 5/8 inch rebar with a yellow plastic cap stamped "USKH 02820LS" on the South line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 12; Thence continuing along said Easterly right of way line, N 00°02'18" E, 979.45 feet to a 5/8 inch rebar with a red plastic cap stamped "ORPLS 1106 WAPLS 17372"; Thence leaving said Easterly right of way line, S 89°18'22" E, 75.00 feet to a 5/8 inch rebar with a red plastic cap stamped "ORPLS 1106 WAPLS 17372"; Thence S 44°18'22" E, 35.78 feet to a point; Thence parallel with said Easterly right of way line, S 00°02'18" W, 205.40 feet to a point; Thence S 89°18'22" E, 568.18 feet to a point; Thence N 00°41'38" E, 520.67 feet to a point on the Southerly right of way line of State Highway Number 207; Thence along said Southerly right of way line, S 89°18'22" E, 436.36 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Southerly right of way line, S 88°35'37" E, 283.85 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence continuing along said Southerly right of way line, S 83°10'46" E, 200.09 feet to a 1 1/4 inch aluminum cap on a 5/8 inch rebar; Thence

continuing along said Southerly right of way line, S 87°54'42" E, 185.04 feet to the point of beginning.

Containing 31.32 Acres more or less.

Exhibit B  
To Ordinance No. 2289  
Tract Designated Medium Density Residential

