



PLANNING COMMISSION

Regular Meeting Minutes

August 13, 2025

Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Misner, Caplinger, Kirkpatrick, Saylor, Hamm, and Doherty (via Zoom). Commissioners Guerrero and Serrano were excused. Staff in attendance included Planning Director C.F. Spencer, City Attorney Rich Tovey, and Planning Assistant Heather La Beau. No Youth Advisors were in attendance.

Minutes

Commissioner Misner moved, and Commissioner Caplinger seconded to approve the minutes of the July 9, 2025, regular meeting. Motion passed.

Hearing

An expansion of the Hermiston urban growth boundary, annexation of a portion of the expansion area, and amendments to the City's land use implementation documents are proposed. A hearing is scheduled to consider all changes as a single process. Seeing no conflicts of interest or ex parte contact, Chairman Fialka opened the hearing at 7:02PM and read the hearing guidelines.

Planning Director Spencer introduced the consultant team Jesse Winterowd and Larissa Gladding of Winterbrook Planning, Joshua Lott of Anderson Perry & Associates Inc, Matt Hughart of Kittelson & Associates Inc, and Adam Smith of Schwabe, Williamson & Wyatt P.C. and presented the staff report A supplemental staff report was provided to the commissioners and is attached. Revised maps and legal descriptions are included as the city received consent to annex two additional properties (Umatilla Basin Properties and Union Pacific Railroad).

Mr. Winterowd presented additional information with the attached PowerPoint to cover site selection criteria and analysis. Analysis includes

- Public facilities (water, sewer, transportation)
- Hyperscale data center conceptual layouts
- Site Characteristics (size, topography/location, and serviceability)

Mr. Lott explained the ASR (aquifer storage & recovery) well that is anticipated to provide water to the proposed sites. Sewer extensions are necessary to service the sites, some of which have already been constructed for the existing data centers. The water from the Columbia will be treated at the Regional Water System facility and stored into the aquifer. Mr. Morgan clarified the city will purchase the water from the regional water system, and the data center campuses will purchase the water from the City of Hermiston at its water rates. The campuses will not be using Regional Water System water. There are multiple options for discharge water. Discharge to the A-Line canal for irrigation is under consideration.

Commissioner Hamm declared a potential conflict of interest as he is a board member of Umatilla Electric Cooperative.

Karen Jones 1010 W Highland Ave- Ms. Jones asked for clarification of the potential conflict of interest of Commissioner Hamm.

Commissioner Hamm explained that he is on the Umatilla Electric Cooperative (UEC) Board of Directors. Tract S2 is owned by Umatilla Basin Properties, a subsidiary of UEC. He will not gain financially from the discussion.



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Ms. Jones stated she has no issue with Commissioner Hamm's declaration. There were no other objections to the declaration.

Public Testimony

Karen Jones 1010 W Highland Ave- Ms. Jones asked who would be paying for the sewer extensions.

Joshua Lott responded that typically when development occurs, the developer is responsible for extending utilities to the development and pays for that. The cost is not borne by the city or its constituents.

Commissioners discussed the limitations of the HDC overlay. The overlay zone is an important element of the site-specific expansion.

Chairman Fialka closed the hearing at 7:36PM.

Findings of Fact

The planning commission shall make a recommendation to the city council upon determination that the annexation complies with the applicable criteria in §150.05 of the Hermiston Code of Ordinances relating to annexation.

- A.** §150.05(1) *The proposal is in conformance with all applicable state annexation requirements.*

Response:

1. The proposed annexation of the subject property is aligned with the City of Hermiston Comprehensive Plan, acknowledged as compliant by the State of Oregon, and codified in Code Section 156.02 of Title XV.
2. The City has received consent to annexation from the property owners for approximately 648 acres of land and an election was deemed not necessary by the city council on February 24, 2025 (*ORS 222.120(1)*)
3. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on July 23 and 30, 2025. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record. (*ORS 222.120(3)*)
4. Notice of public hearing was physically posted on the property on July 23, 2025. (*HZO §157.229(B)*)
5. Affected agencies were notified. (*ORS 222.005*)
6. A public hearing of the planning commission was held on August 13, 2025. Comments received at the hearing are incorporated into the planning commission record. (*ORS 222.120(2)*)
7. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on August 13 and 20, 2025. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record. (*ORS 222.120(3)*)



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8. A public hearing of the city council was held on August 25, 2025. Comments received at the hearing are incorporated into the record. (ORS 222.120(2))

The planning commission finds the proposal is consistent with all applicable state annexation requirements in ORS 222:

- a. The city has received consent from the property owners within the affected area
- b. An election has been deemed not necessary since consent from more than half the owners has been received
- c. The property is contiguous with the existing city limits
- d. All statutorily required notices have been published and posted

- B.** §150.05(2) *The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.*

Response:

9. Since the property is contiguous to the existing city limits located at the centerline of Feedville Road, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. Annexation is consistent with Policy 5 which requires the city to establish a program for annexation and efficient and orderly provision of public services.
 - a. Property is contained within the urban portion of the UGB (See Finding 11 below)
 - b. Proposed development is consistent with applicable comprehensive plan policies and map designations (See Finding 11 below)
 - c. All city services can be extended readily (See Findings 15-20 below)
 - d. Property owner(s) is willing to bear costs associated with extension of sewer, water and roads except for major facilities -- e.g. sewer pump station or major water main -- necessary to facilitate later growth. (See Findings 15-20 below)
 - e. Proposal is consistent with all applicable state requirements including ORS Chapter 222 governing annexations and Chapter 225 governing utility extensions. (See Findings 1-8 above)
11. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map. The land was included in the urban growth boundary and assigned an urban comprehensive plan map designation by Ordinance No. 2374. The property is designated as "I" on the comprehensive plan. The I designation is an industrial comprehensive planning designation corresponding to the M-1, M-2, and HDC zoning designations on the city zoning map.

The planning commission finds that the property is contained within the urban portion of the urban growth boundary.



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- C. §150.05(3) *The proposed zoning is consistent with the underlying comprehensive plan designation*

Response:

12. The city proposes to annex the property with an M-2 zoning designation with an HDC overlay.
13. The proposed Heavy Industrial (M-2) zoning designation and HDC overlay are implementing zoning designations for the I comprehensive plan map designation.

The planning commission finds that the proposed zoning is consistent with the underlying comprehensive plan map designation.

- D. §150.05(4) *Findings of fact are developed in support or denial of the annexation.*

Response:

14. This document, consisting of three pages of findings adopted by the planning commission on August 13, 2025 serves as findings of fact in support of annexation.

- E. §150.05(5) *All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.*

Response:

15. Utilities are available to service this property at several locations. An amendment to the city public facilities plan has been prepared to detail provision of public facilities and necessary upgrades for servicing of the property.
16. The public facilities plan amendment has been incorporated into the Hermiston comprehensive plan by Ordinance No. 2377.
17. The land is proposed for development with hyperscale data centers. The developer will be responsible for coordination with the city for implementation of the public facilities plan for these sites.
18. An analysis of road and intersection capacity has been prepared in compliance with OAR 660-012-0060.
19. The findings of the transportation analysis find that mitigation will be required at full development of the sites added to the UGB by Ordinance No. 2374.
20. The developer of hyperscale data centers on the property proposed for annexation will be required to participate in mitigation as recommended in the analysis in proportion to the site impacts as determined by site plan review of development.

The planning commission finds that all city services can be readily extended and the property owner is willing to bear costs associated with sewer, water, and roads.



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Commissioner Saylor moved, and Commissioner Hamm seconded that the Planning Commission adopt findings of fact as contained in the "Hermiston Urban Growth Boundary Expansion and Related Plan and Code Amendments" and all appendices. Motion passed unanimously.

Commissioner Saylor moved, and Commissioner Misner seconded that the Planning Commission recommend that the City Council adopt Ordinance No. 2374 and all map and text amendments contained therein. Motion passed unanimously.

Commissioner Saylor moved, and Commissioner Caplinger seconded that the Planning Commission recommend that the City Council adopt Ordinance No. 2375 annexing certain tracts and all rights-of-way within the area added to the UGB by Ordinance No. 2374. Motion passed unanimously.

Commissioners discussed the rapid rise of data centers around the world and thanked the consultant team for their work on the amendment.

Planner Comments and Unscheduled Communication

Everyone is invited to honor Commissioner Saylor for her 50 years of service at the August 25 council meeting.

Staff continue to see an increase in development applications, both residential and commercial.

An agreement has been reached with ODOT to allow the city to assess fees in the future for overall impact on the highway system.

When asked about north/south traffic routes, Planning Director Spencer stated that 4th St and 10th St are major collectors that are basically built to local residential standards. The streets can handle the capacity if built to their classification standard.

Adjournment

Chairman Fialka adjourned the meeting at 8:05PM.

City of Hermiston

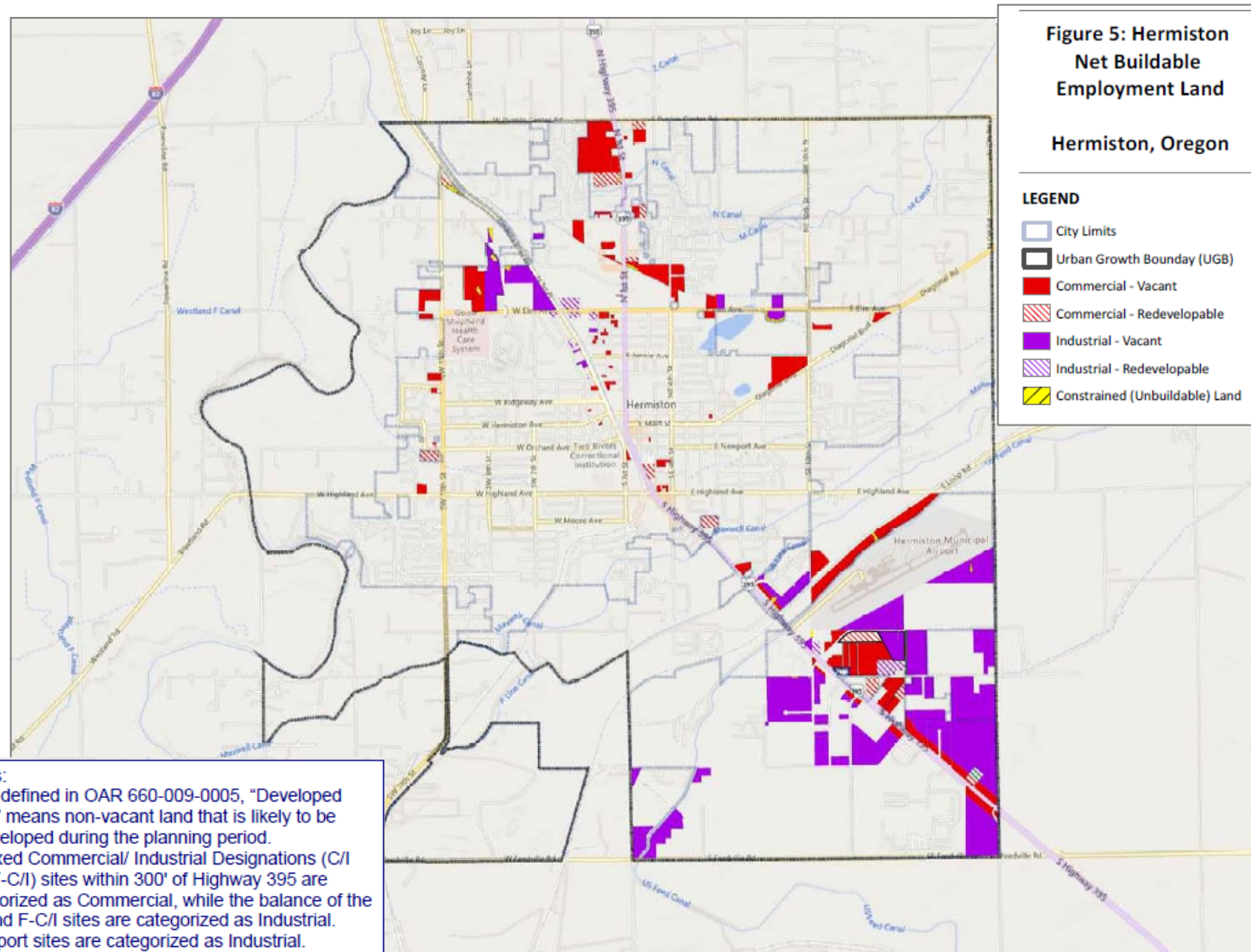
UGB Expansion, Comprehensive Plan Amendment, Annexation, and Zone Change

Planning Commission

August 13, 2025



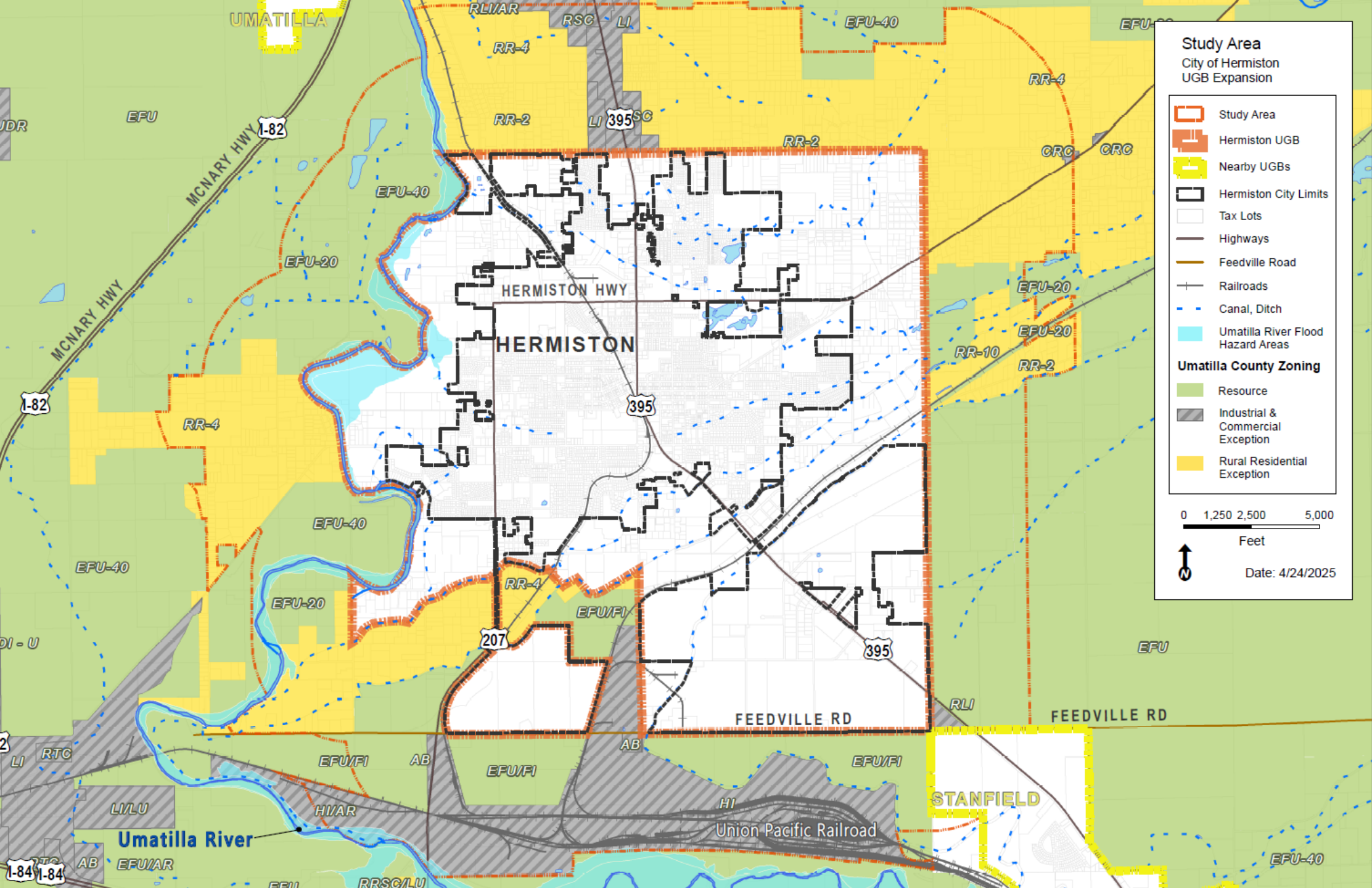
2024 Economic Opportunities Analysis (EOA)



Land need: 1,838 gross buildable acres

Land inventory: 690 buildable, two suitable HDC sites under development

Deficiency: Up to nine HDC sites, each at least 100 suitable acres



Required Hyperscale Data Center (HDC) Site Characteristics

Size:

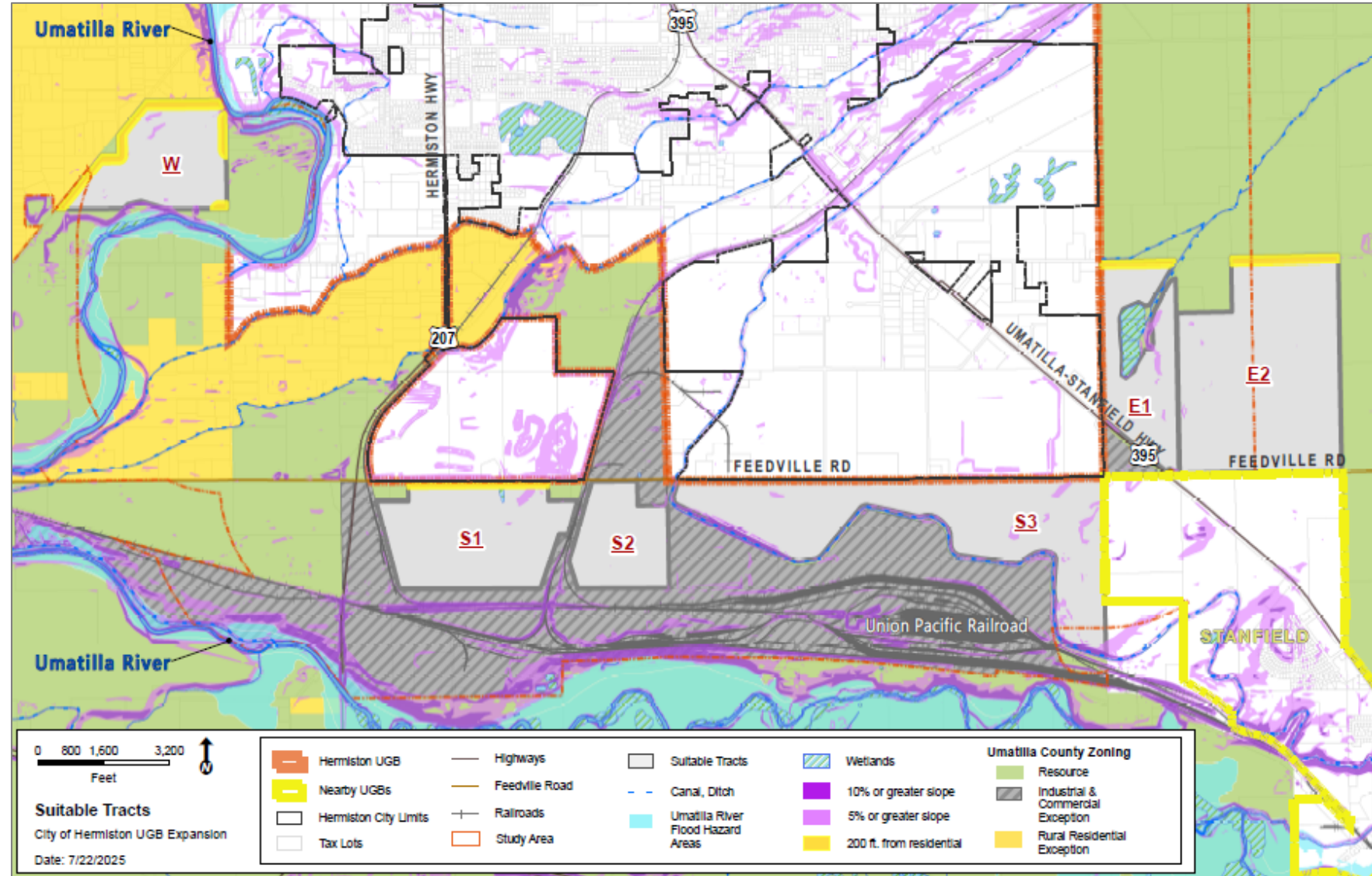
- Tracts ≥ 100 contiguous acres after removal of constrained land
- Individual tax lots > 20 acres
- Uninterrupted by road, railway, or water body

Topography and Location:

- 5% maximum grade
- Outside of special flood hazards
- 200-foot buffer from residential uses

Serviceability:

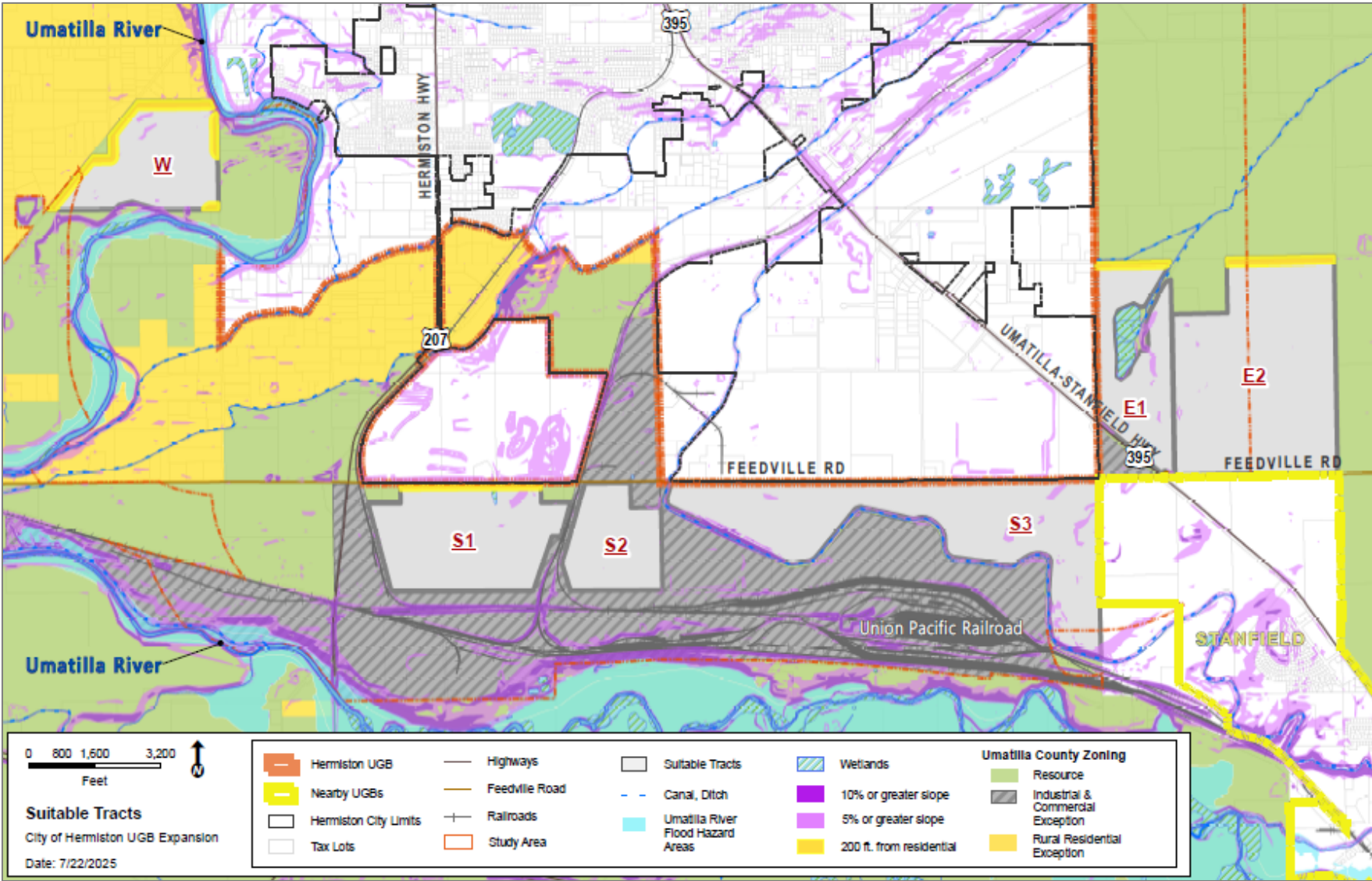
- Access to urban services from Hermiston UGB



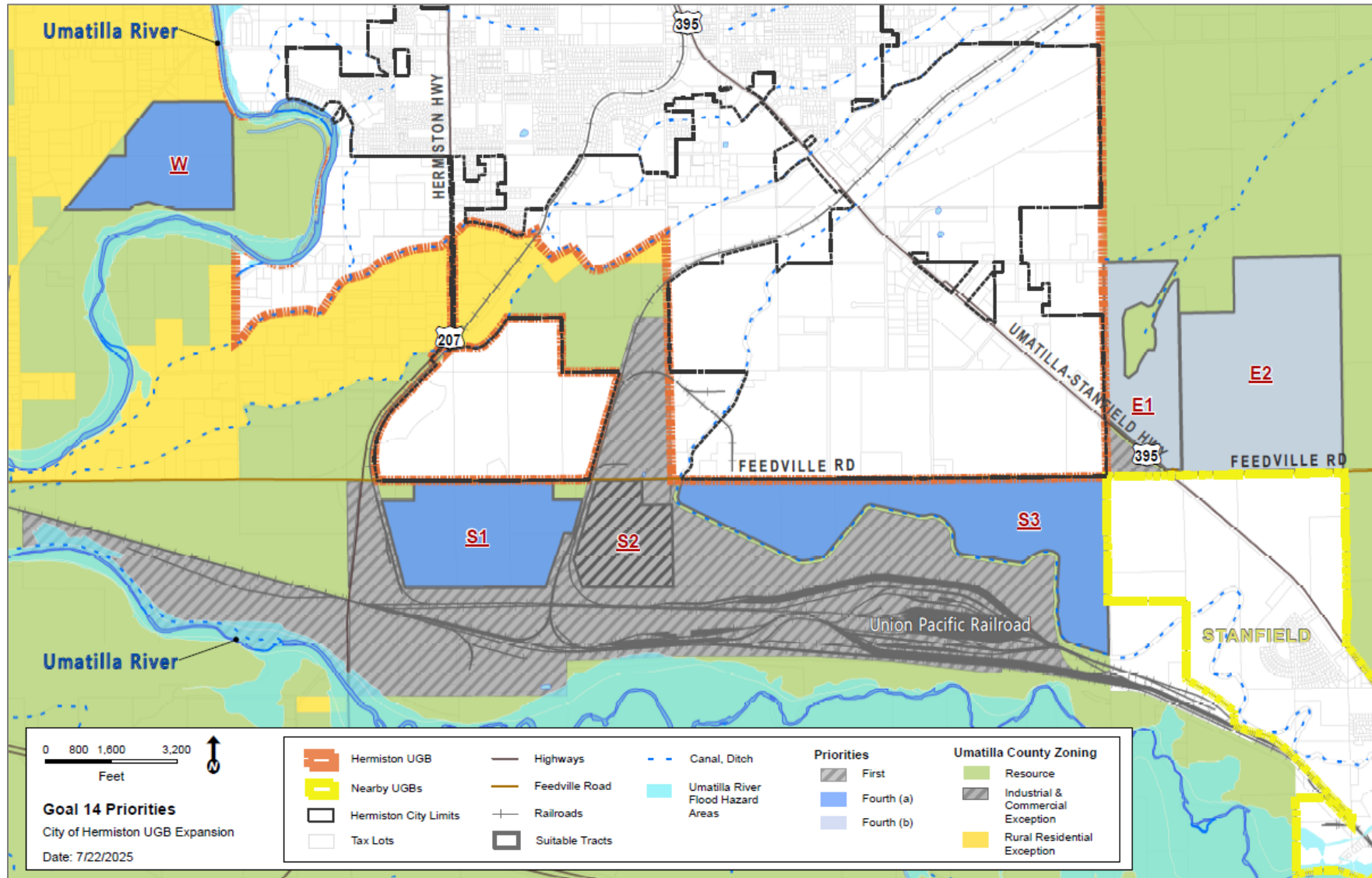
Required Hyperscale Data Center (HDC) Site Characteristics

Tract ID	Suitable Acres*
W	148
S1	226
S2	120
S3	379
E1	152
E2	422

*Total acreage of constraints subtracted from total acres of site.



Suitable Goal 14 Priority Tracts



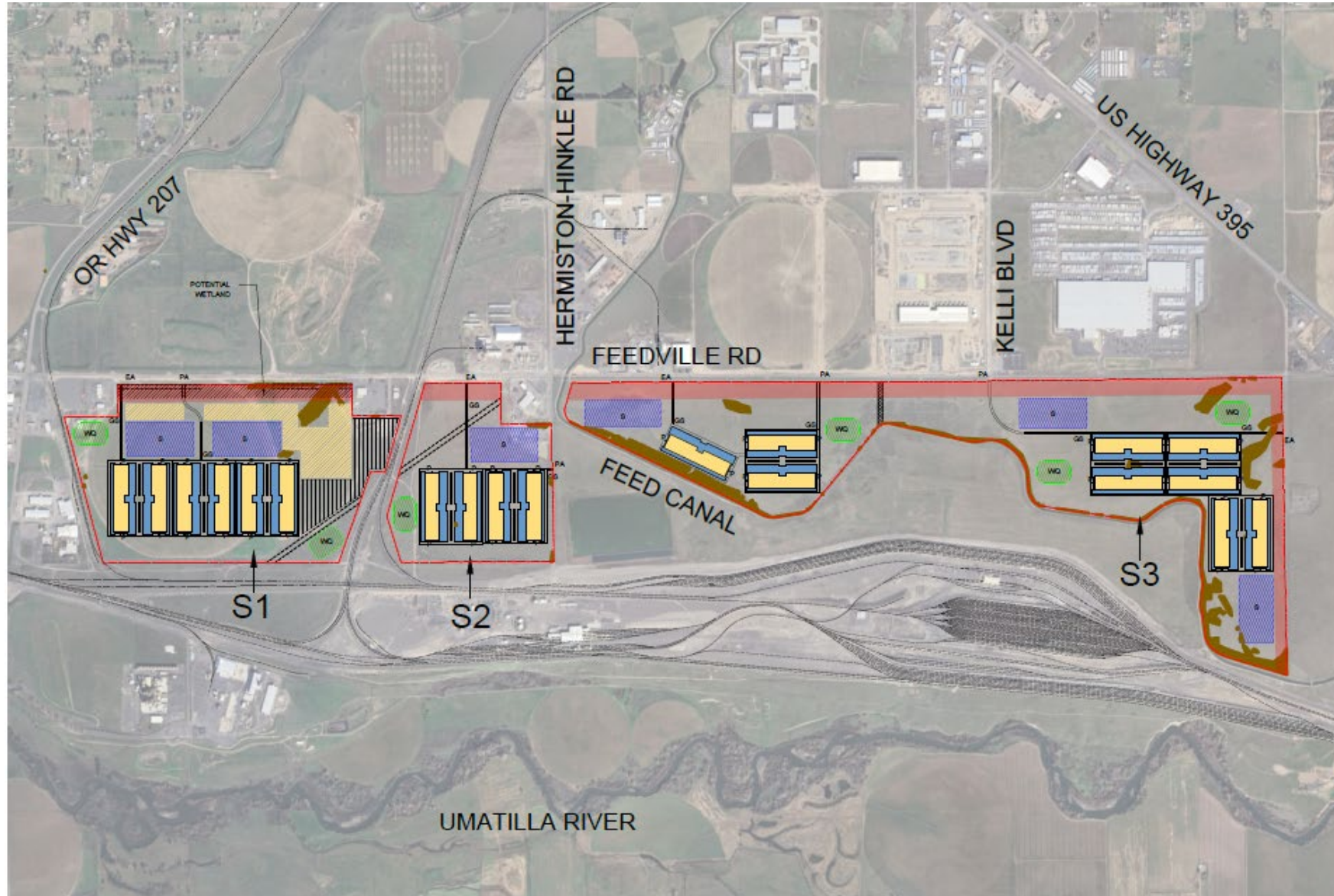
First Priority: Urban Reserve, exception land, and nonresource land.

Second Priority: Marginal land.

Third Priority: Forest or farm land that is not predominantly high-value farm land.

Fourth Priority: Agricultural land that is predominantly high-value farmland.

Hyperscale Data Centers Concept Plan



Expansion area evaluation

ID	Final Suitable Acres*
S1	220
S2	111
S3	312
TOTAL	643

*Required and existing easements removed.

LEGEND

- GS = GUARD SHACK AREA
- P = AUTO PARKING AREA
- EA = EMERGENCY ACCESS
- PA = PRIMARY ACCESS
- = BUILDINGS
- WQ = WATER QUALITY
- = YARD/SUPPORT AREAS
- = RESIDENTIAL BUFFER
- S = SUBSTATION
- = SLOPED AREAS (>5%)
- = FUTURE ACCESSORY BLDGS
- = EXISTING POWER/CELL AREA
- = FEED CANAL EASEMENT
- = FUTURE 150'/250' POWER CORRIDOR
- = EXISTING POWER EASEMENT
- = EXISTING RAILROAD

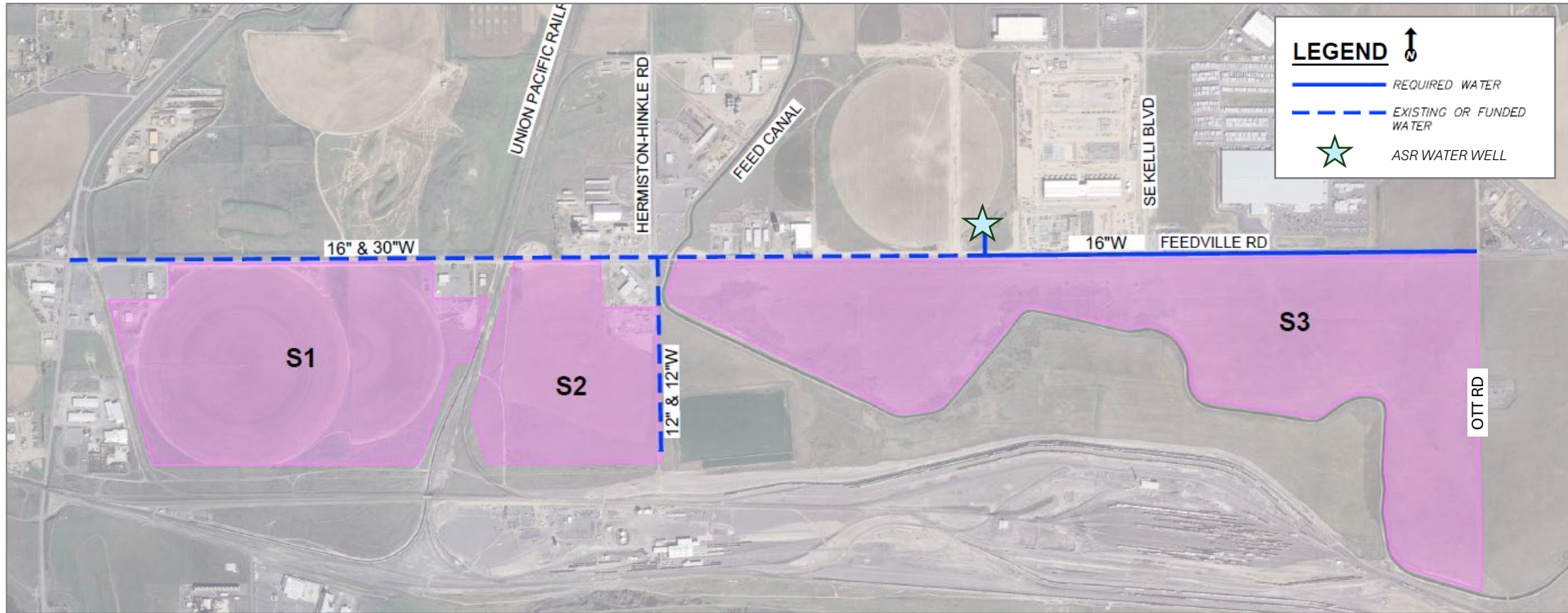
NOTES

- 1: TYPICAL BUILDING SIZE IS 200,000 SF - 250,000 SF EACH & 35' TALL
- 2: ALL ACCESS POINTS AND INTERIOR DRIVE AISLES ARE 30' IN WIDTH
- 3: AUTO PARKING IS LOCATED AT EACH BUILDING END (SHORT DIMENSION)

NOTE: PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE AS TRACTS DEVELOP



Public Facilities – Water



Aquifer Storage and Recovery (ASR) Water Well

- Will connect to the City's domestic water system, aid in providing sufficient water for the tracts, and increase resiliency of the City's system.
- Phase 1 of 2 is in progress.

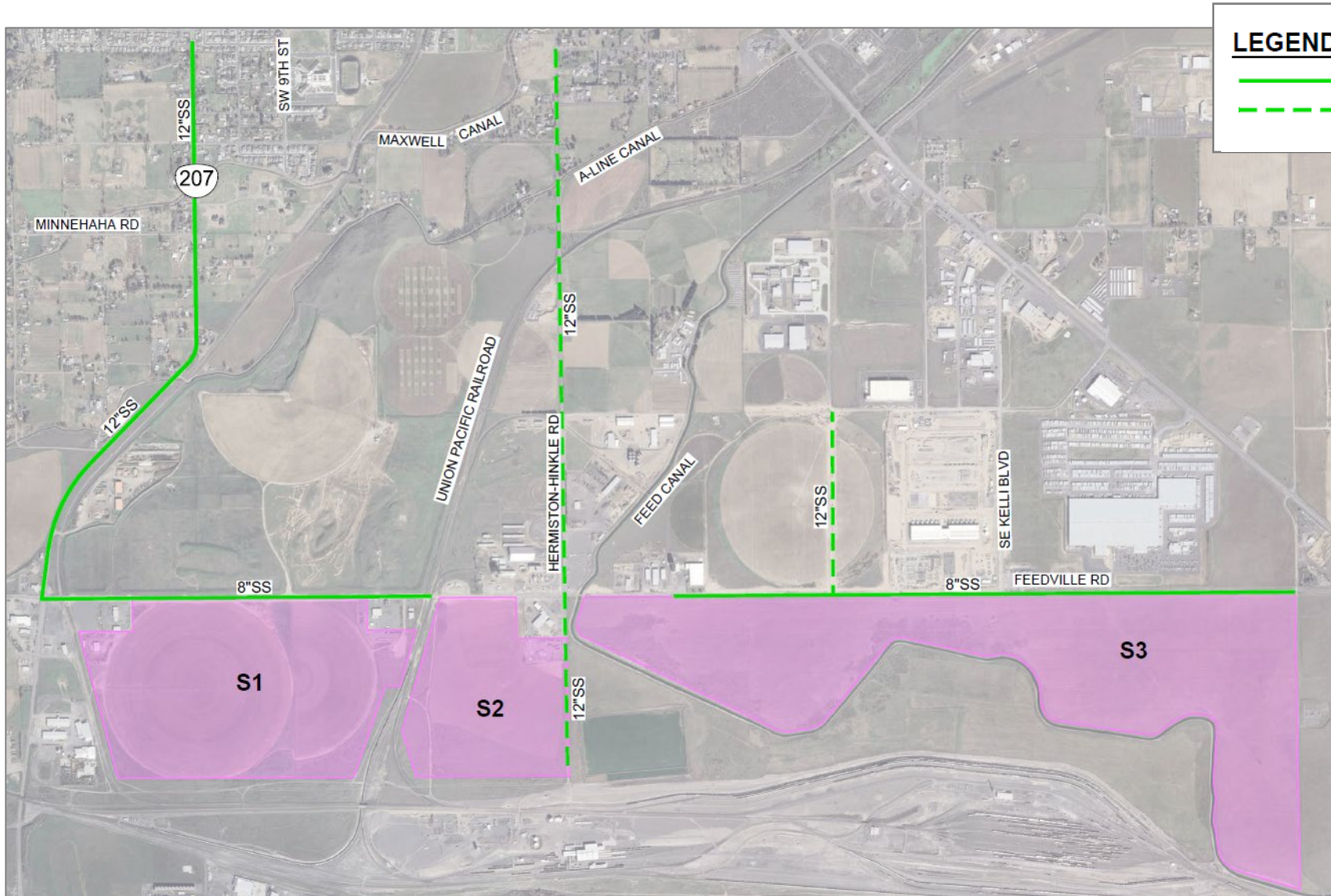
S1 and S2

- Existing or funded water mainlines along in Feedville Road and Hermiston-Hinkle Road are sufficient.
- Will require service line connections to connect the tracts.

S3

- A main line extension will be required from the ASR booster pump station to the intersection of Feedville Road and Ott Road.
- Will require service line connections to the tract.

Public Facilities – Sewer



S1

- Gravity mainline extension along OR207 from W Joseph Ave intersection and along E Feedville Road to eastern edge of tract.

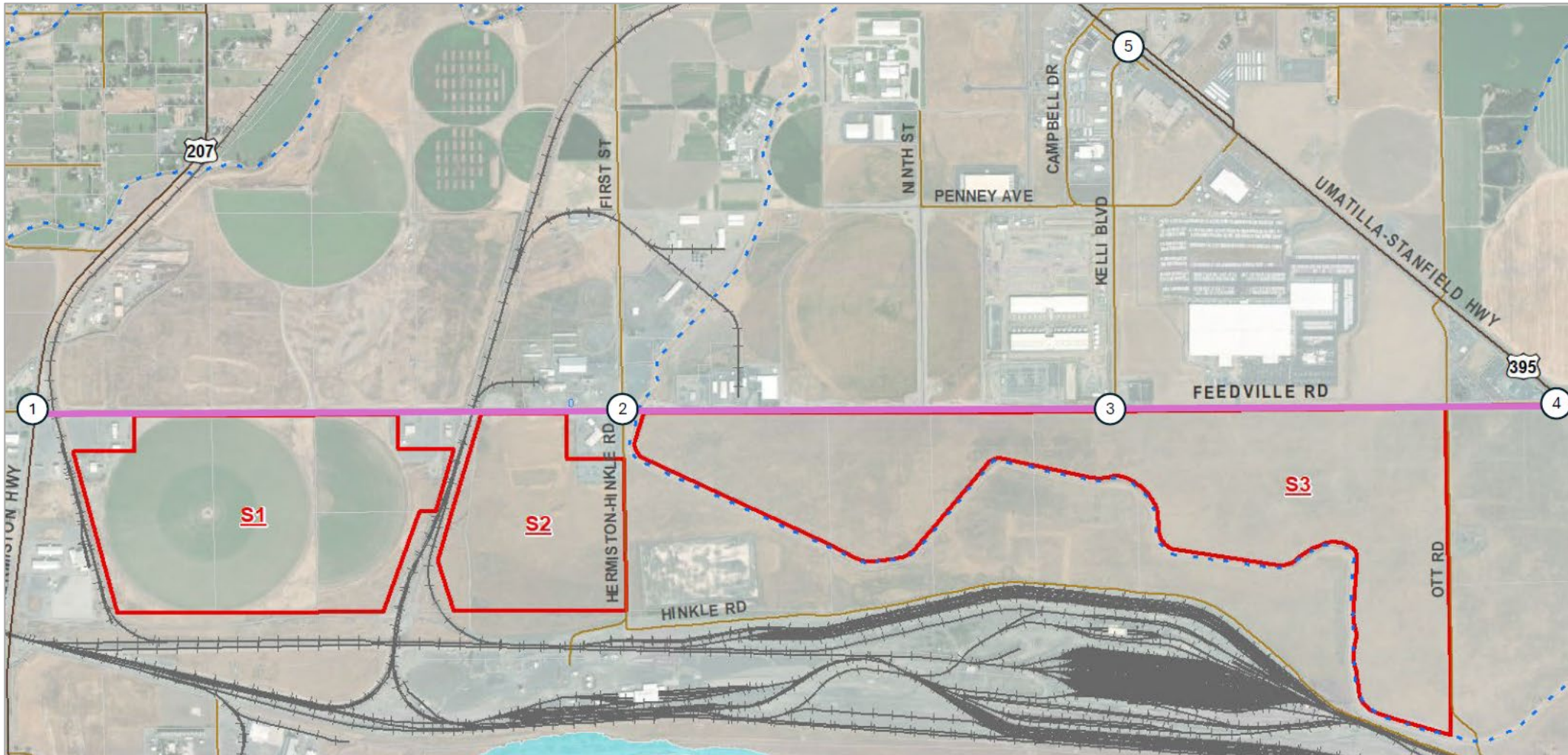
S2

- Funded sewer mainline along 1st/Hermiston-Hinkle Road is sufficient.
- Will require service line connections to connect the tracts.

S3

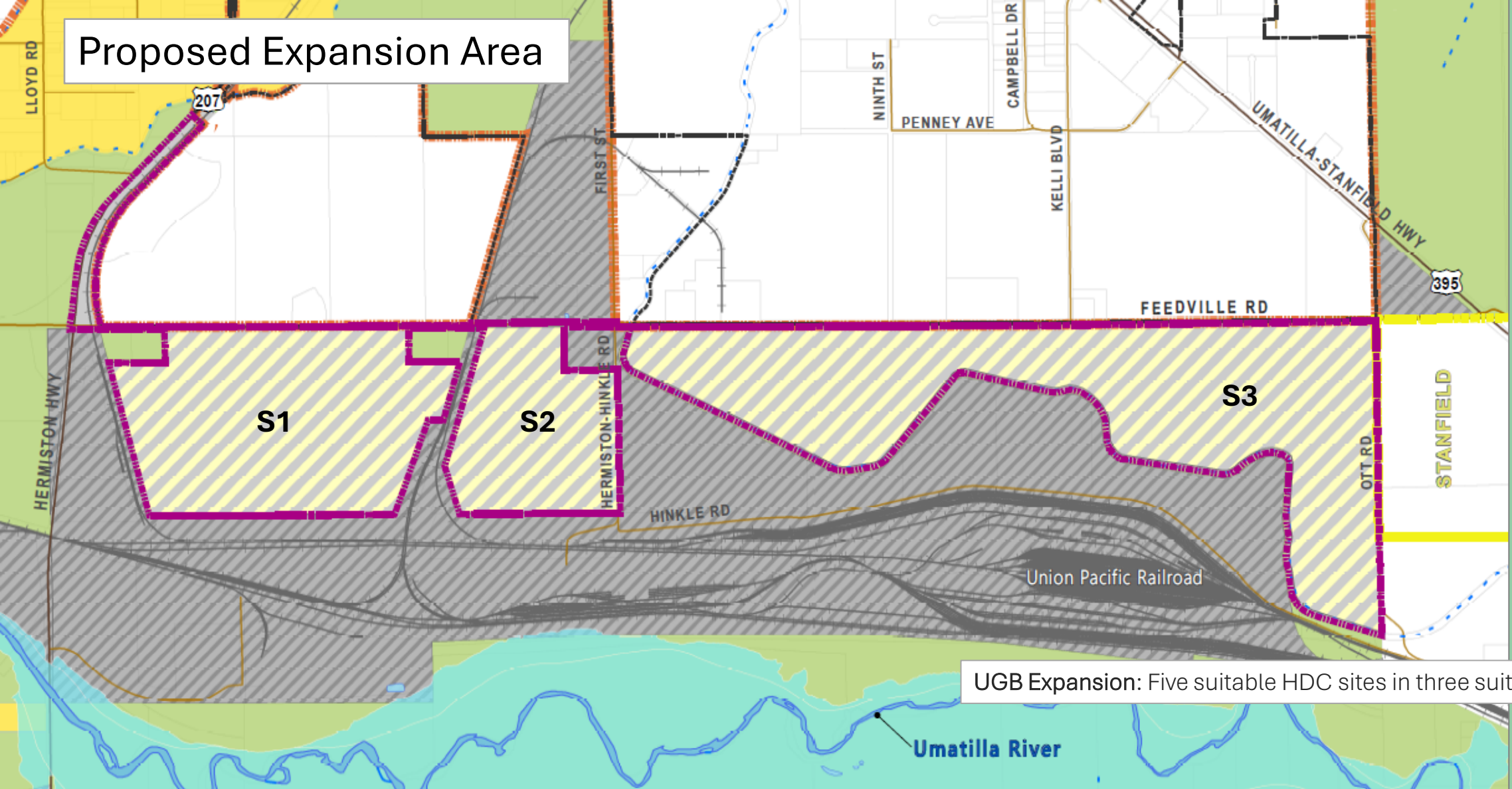
- Sewer line extension along E Feedville Road connecting to the line available at 9th Street.
- Main lines downstream of the connection require upsizing to handle additional flow.

Public Facilities – Transportation



- 1. OR207/Feedville Road Traffic Control
- 2. Feedville Road/Hermiston-Hinkle Road Intersection Urban Upgrades and Widening
- 3. Feedville Road/Kelli Boulevard Intersection Urban Upgrades and Widening
- 4. US 395/Feedville Road Intersections Turning Movement Restrictions and Indirect U-Turn Accommodations
- 5. US 395/Kelli Boulevard Intersections Turning Movement Restrictions and Indirect U-Turn Accommodations
- Feedville Road Urban Corridor Improvements

Proposed Expansion Area



UGB Expansion: Five suitable HDC sites in three suitable tracts

0 500 1,000 2,000



Proposed Land Use Designations

City of Hermiston UGB Expansion

Date: 7/31/2025



Hermiston UGB
Nearby UGBs
Hermiston City Limits
UGB Expansion Area



Tax Lots
Highways
Feedville Road
Railroads



Canal, Ditch
Umatilla River
Flood Hazard Areas

Umatilla County Zoning

Resource
Industrial & Commercial Exception
Rural Residential Exception

Proposed City Comprehensive Plan Designation

Hyperscale Data Center Industrial (HDC/I)

Proposed City Zoning Designation

Heavy Industrial (M2) w/ Hyperscale Data Center Overlay (HDC)

Industrial (I)

Heavy Industrial (M-2)

Proposed Annexation Area



Annexation: S1; S3; and full OR207 ROW, western half Ott Road ROW, and full and partial portions of Feedville Road ROW

- Will result in the entirety of Feedville ROW being annexed as some already within city limits.

Thank you!

Questions?



Staff recommends Planning Commission make the following motions:

- Motion 1: “I move that the Planning Commission adopt findings of fact as contained in the “Hermiston Urban Growth Boundary Expansion and Related Plan and Code Amendments” and all appendices”
- Motion 2: “I move that the Planning Commission recommend that the City Council adopt Ordinance No. 2374 and all map and text amendments contained therein.”
- Motion 3: “I move that the Planning Commission recommend that the City Council adopt Ordinance No. 2375 annexing certain tracts and all rights-of-way within the area added to the UGB by Ordinance No. 2374.”



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of August 13, 2025

Title/Subject

An expansion of the Hermiston urban growth boundary, annexation of a portion of the expansion area, and amendments to the City's land use implementation documents are proposed. A hearing is scheduled to consider all changes as a single process.

Summary and Background

Supplemental Information

The staff report distributed for the August 13, 2025 planning commission meeting discussed annexation of a portion of the overall UGB expansion area due to land owner consent issues. Since the preparation of the original report the City has received the final owner consent needed. The area proposed for annexation now coincides with the overall UGB expansion area and should be considered the full 810 acres rather than the 650 acres originally identified in the staff report. All three property owner consents are attached to this report for the planning commission's reference.

No revisions to the Findings of Fact (Exhibit C) for Ordinance 2375 is necessary. However, Exhibits A and B to Ordinance 2375 are revised to mirror the exhibits to the UGB Ordinance No. 2374. No other modification to the ordinance is necessary.

Figure 4 on Page 5 of the staff report is revised below.



Figure 4 (Revised) Proposed Annexation 1

Tie-In to Council Goals

Implementation of these ordinances is part of Council Goal 1.1, “Examine the expansion of the Urban Growth Boundary (UGB) for commercial and industrial lands”

Fiscal Information

The land proposed for inclusion in the UGB currently has a cumulative assessed value of \$3,041,628. Industrial development will greatly increase the assessed value and property tax base for the City. Additionally, a portion of the property is located within the Stanfield School District and rather than the Hermiston School District and will contribute to the financing of Stanfield schools. The potential valuation of full data center development will be in the hundreds of millions of dollars.

Alternatives and Recommendation

Alternatives

The planning commission may choose to recommend approval or denial of Ordinances 2374 and 2375 to the City Council.

Recommended Action/Motion

Staff recommends the Planning Commission recommend to the City Council adoption of the proposed amendments and approval of the proposed annexation. The following are proposed motions that a Commissioner may make:

- Motion 1: "I move that the Planning Commission adopt findings of fact as contained in the "Hermiston Urban Growth Boundary Expansion and Related Plan and Code Amendments" and all appendices"
- Motion 2: "I move that the Planning Commission recommend that the City Council adopt Ordinance No. 2374 and all map and text amendments contained therein."
- Motion3: "I move that the Planning Commission recommend that the City Council adopt Ordinance No. 2375 annexing certain tracts and all rights-of-way within the area added to the UGB by Ordinance No. 2374."

Submitted By:

Clinton Spencer, Planning Director

Clint Spencer
City Planner
City of Hermiston
180 NE 2nd St.
Hermiston, OR 97838

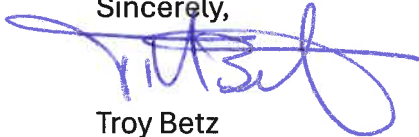
July 15, 2025

Clint,

JB Land LLC owns the properties south of Feedville Road known as 4N2827 Tax Lots 500, 600, and 700. Additionally, Bud-Rich Potato Inc. owns the adjacent property known as 4N2828A Tax Lot 100.

As the President of Bud-Rich Potato Inc., and a Member of JB Land LLC, I am writing to provide consent for including these properties in the currently proposed UGB expansion, as well as annexation in to the city limits of the City of Hermiston.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Betz", with a large, stylized flourish extending from the end of the name.

Troy Betz
President- Bud-Rich Potato, Inc.
Member- JB Land, LLC

Clint Spencer
City Planner
City of Hermiston
180 NE 2nd St.
Hermiston, OR 97838

August 7, 2025

Mr. Spencer,

Umatilla Basin Properties, LLC (“UBP”) owns certain property in Umatilla County located south of Feedville Road and described as 4N 28 27, Tax Lot 200 (“UBP Property”). UBP received a Notice from the City of Hermiston that it intends to expand the Urban Growth Boundary to include the UBP Property and then annex the expanded territory into the City of Hermiston.

UBP consents to including the UBP Property in the proposed Urban Growth Boundary expansion and annexation into the city limits of the City of Hermiston as described in the Notice.

Sincerely,

Signed by:

9C16EC1E37B4451...

Robert Echenrode
Manager
Umatilla Basin Properties, LLC



January 7, 2025
Folder 3209-49

Via E-Mail to mmorgan@hermiston.gov

City of Hermiston
Attn: Mark Morgan
Assistant City Manager
180 NE 2nd Street
Hermiston, OR 97838

Re: Portion of Umatilla County Tax Lots 1700, 1800, 1900, and 2500 (Tax Map 4N 28 23) lying north of the U.S.R.S. Feed Canal in Hermiston, Oregon ("Property")

Dear Mr. Morgan:

I am writing to indicate Union Pacific Railroad Company's ("UPRR") commitment to selling the Property identified above to an industrial developer. The Property is approximately 380 acres and is located north of the U.S.R.S. Feed Canal ("Canal") that runs through the site. Negotiations have been ongoing with an industrial developer, and we expect to finalize the terms of a purchase and sale transaction within the next 90 days.

UPRR understands the City of Hermiston is undertaking a process to expand its urban growth boundary ("UGB") to provide for an adequate 20-year supply of employment lands. UPRR supports this effort and believes the Property it is committed to selling is suitable for industrial and employment use and should be considered for inclusion in the City's UGB expansion.

Please note UPRR has yet to decide on the future use of its land located south of the Canal; therefore, it will not be included in the City's current UGB expansion.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney S. Carroll".

Rodney S. Carroll
General Director – Real Estate

ANNEXATION – EXHIBIT ‘A’

FILE: 4N28E Annexation
AP (RES) 07-23-2025

TRACT 1 – ANNEXATION

A tract of land located in Sections 21, and 28, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at a point on the Westerly Right-of-Way of Oregon State Highway 207 which bears N12°38'56"W, 3017.00 feet from the Southeast corner of said Section 21; thence along said Westerly Right-of-Way line the following six (6) courses:

1. S44°27'00"W, 1166.31 feet;
2. along 40-foot highway offset spiral curve to the left through a central angle of 09°00'00" (chord bears of S41°26'17"W, 605.68 feet);
3. 693.19 feet along a curve to the left having a radius of 1949.86 feet and a central angle of 20°22'00" (chord bears S25°16'00"W, 689.47 feet);
4. along 40-foot highway offset spiral curve to the left through a central angle of 09°00'00" (chord bears of S09°07'54"W 605.64 feet);
5. S06°05'00"W, 271.93 feet;
6. S11°43'09"W, 131.57 feet to the North Right-of-Way line of Feedville Road;

thence S00°05'07"W, 66.00 feet to the South Right-of-Way line of Feedville Road;
thence S89°54'54"E, along said South Right-of-Way line, 355.99 feet;
thence N0°05'07"E, 66.00 feet to the North Right-of-Way line and a point on the Easterly Right-of-Way line of United Pacific Railroad;

thence along said Easterly Right-of-Way line the following four (4) courses:

1. along a railroad offset spiral curve through a central angle of 07°05'19" (chord bears N10°20'16"W, 194.03 feet);
2. 1637.64 feet along a curve to the right having a radius of 1865.00 feet and a central angle of 50°18'39" (chord bears N17°22'25"E, 1585.53 feet);
3. along a railroad offset spiral curve through a central angle of 01°53'36" (chord bears N43°51'43"E, 131.46 feet);
4. N44°31'18"E, 1336.11 feet to a point on the existing city limit boundary;

thence N45°33'00"W, along said boundary, 223.65 feet to the **POINT OF BEGINNING**.

Containing 810,526 Square Feet, 18.607 Acres, more or less.

TRACT 2 – ANNEXATION

A tract of land located in Sections 27 and 28, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Section corner common to section 21, 22, 27, 28 Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston;
thence N89°54'55"W, along said Section line, 1967.87 feet;
thence S00°05'07"W 33.00 feet to the South Right-of-Way line of Feedville Road;
thence S89°54'54"E, along said South Right-of-Way line, 971.16 feet to the East Line of Parcel 1 as shown on Partition Plat 2006-12, Umatilla County Records;
thence S01°02'53"E along said East Line, 471.39 feet, to the South Line of said Parcel 1;
thence N89°54'54"W along said Line of Parcel 1 and Parcel 2 of said Partition Plat, 789.39 feet to the West line of Parcel 2 as shown on Partition Plat 2005-24 Umatilla County Records;
thence S14°51'49"E along said West line, 1991.93 feet;
thence 225.60 feet along a curve to the left having a radius of 663.11 feet and a central angle of 19°29'34" (chord bears S24°36'36"E, 224.51 feet) to a point on the South line of said Parcel 2;
thence S89°55'14"E along said South Line 1220.58 feet to the one-quarter corner common to Section 27 and 28, Township 4 North, Range 28 East, Willamette Meridian;
thence N89°40'02"E, along the East-West centerline of said Section 27, a distance of 2271.17 feet;
thence N15°03'38"E, 1367.00 feet to the Southwest corner of Northwest one-quarter of Northeast one-quarter of said Section 27;
thence N89°35'35"E, along the South line of Northwest one-quarter of Northeast one-quarter, 219.18 feet to the Westerly Right-of-Way line of Oregon-Washington Railroad and Navigation Company (Union Pacific Railroad);
thence N15°59'03"E along said Westerly Right-of-Way line, 853.91 feet to the South line of Parcel 2 as shown on Partition Plat 2009-15, Umatilla County Records;
thence S89°35'31"W along the South line of Parcel 2 as shown on said Partition Plat and Parcel 1 as shown on Partition Plat 2004-22, a distance of 713.82 feet to the Southwest corner of said Parcel 1;
thence N01°20'32"E, along the West line of said Parcel 1, a distance of 466.80 feet to the South line of Feedville Road;
thence N89°35'09"E along said South Right-of-Way line, 227.69 feet;
thence N89°35'31"E continuing along said South Right-of-Way line, 817.71 feet to the East Right-of-Way line of Union Pacific Railroad;
thence N15°58'27"E, along said East Right-of-Way line, 68.79 feet to the North Right-of-Way line of Feedville Road;
thence S89°35'31"W along said North Right-of-Way line, 208.49 feet to the West Right-of-Way line of Union Pacific Railroad;
thence S15°59'34"W, along said West Right-of-Way line, 34.40 feet to the centerline of Feedville Road also being the North line of Section 27 said Township and Range;
thence S89°35'32"W along said centerline to the North one-quarter corner of said Section 27;
thence S89°35'09"W, along said centerline of Feedville Road, 2653.05 feet to the **POINT OF BEGINNING.**

Containing 10,714,044 Square Feet, 245.960 Acres, more or less.

TRACT 3 – ANNEXATION

A tract of land located in Sections 27, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Section 27, said Township and Range;
thence N1°03'52"W, along said East line of Section 22 said Township and Range, 33.00 feet to the North Right-of-Way line of Feedville Road Right-of-Way;
thence S89°35'31"W, along said North Right-of-Way line of Feedville Road, 1815.43 feet to the West Right-of-Way of United Pacific Railroad;
thence S15°58'27"W along said West Right-of-Way line, 68.79 feet to the South Right-of-Way line of Feedville Road;
thence from the South line of Feedville Road Right-of-Way S15°58'27"W, along the Westerly property line of said Parcel 2, Partition Plat 2018-23, 1340.21 feet;
thence continuing along the said Westerly property line, S15°55'05"W, 673.02 feet;
thence continuing along said Westerly property line, S17°13'34"E, 702.40 feet to the South line of said Parcel 2;
thence N89°39'54"E along the South line of said Parcel 2, a distance of 2,260.41 feet to the East right-of-way of Hinkle-Hermiston Road (County Road No. 603);
thence N01°01'15"W along said East right-of-way 2009.84 feet;
thence S88°59'37"W, 787.72 feet;
thence N01°01'14"W, 605.45 feet to the South Line of Feedville Road Right-of-Way;
thence N89°35'31"E along said South Right-of-Way line, 754.76 feet to the East line of Section 25 of Township 4 North, Range 28 East, Willamette Meridian;
thence N01°01'15"W, along said East line, 33.00 feet to the **POINT OF BEGINNING**.

Containing 5,413,412 Square Feet, 124.274 Acres, more or less.

TRACT 4 – ANNEXATION

A tract of land located in Sections 26, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Section 26, said Township and Range;
thence S01°01'15"E, along the West line of said Section 26, a distance of 33.00 feet to the South Right-of-Way line of Feedville Road;
thence N89°51'28"E, along said South Right-of-Way line, 207.06' to the centerline of Feed Canal Alignment;

thence Southeast along said centerline of Feed Canal Alignment the following thirty-one (31) courses (these courses were traced from AutoCAD Geolocation Map Aerial):

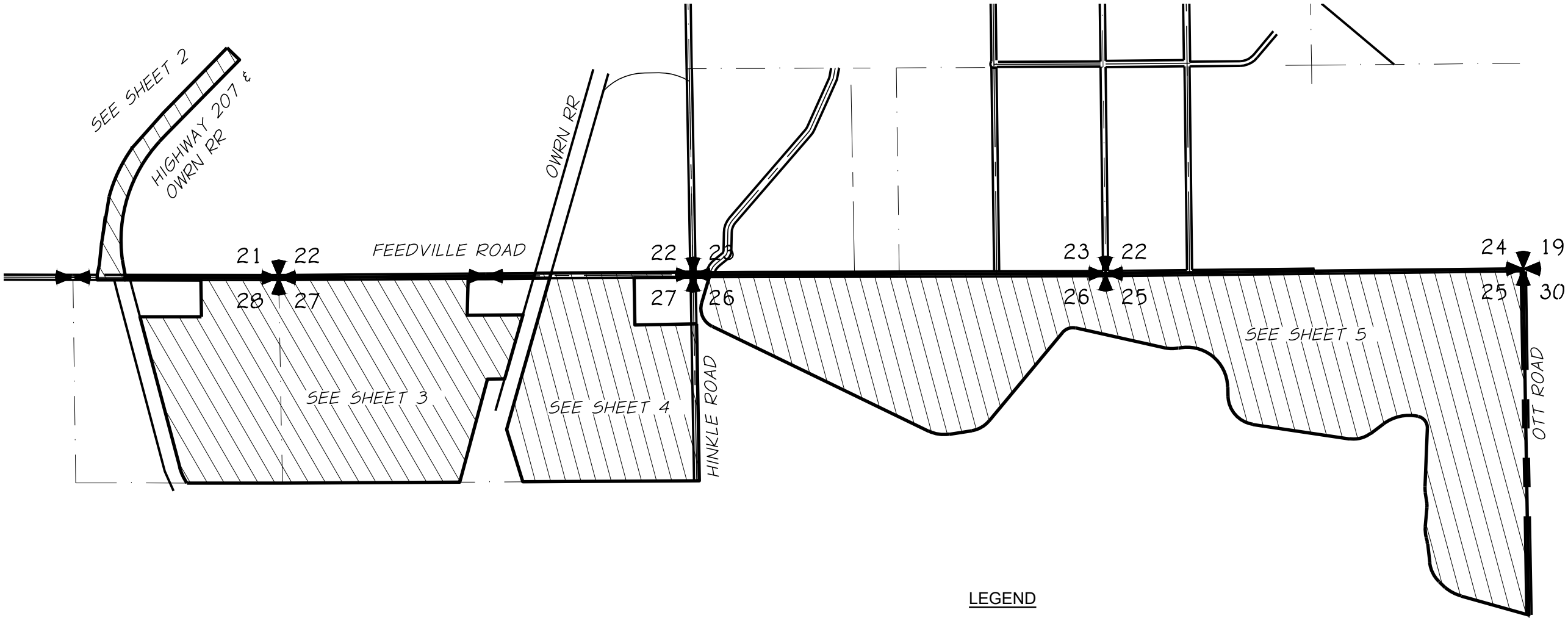
1. S16°16'03"W, 343.46 feet;
2. 357.94 feet along a curve to the left having a radius of 255.00 feet and a central angle of 80°25'33", (chord bears S23°56'44"E, 329.27 feet);
3. S64°09'30"E, 3077.53 feet;
4. 276.12 feet along a curve to the left having a radius of 455.00 feet and a central angle of 34°46'15", (chord bears S81°32'38"E, 271.91 feet);
5. N81°32'38"E, 290.20 feet;
6. 259.86 feet along a curve to the left having a radius of 360.00 feet and a central angle of 41°21'30", (chord bears N60°23'30"E, 254.26 feet);
7. N39°42'44"E, 1473.09 feet;
8. 186.64 feet along a curve to the right having a radius of 170.00 feet and a central angle of 62°54'14", (chord bears N71°09'51"E, 177.41 feet);
9. S77°23'02"E, 1177.78 feet;
10. 167.45 feet along a curve to the left having a radius of 385.00 feet and a central angle of 24°55'12", (chord bears S89°50'38"E, 166.13 feet);
11. 915.79 feet along a reverse curve to the right having a radius of 520.00 feet and a central angle of 100°54'21", (chord bears S51°51'04"E, 801.95 feet);
12. S01°23'53"E, 120.90 feet;
13. 524.12 feet along a curve to the left having a radius of 375.00 feet and a central angle of 80°04'48", (chord bears S41°26'17"E, 482.49 feet);
14. S81°28'41"E, 1252.28 feet;
15. 285.10 feet along a curve to the left having a radius of 360.00 feet and a central angle of 45°22'28", (chord bears N75°50'05"E, 277.70 feet);
16. N53°08'52"E, 205.87 feet;
17. 468.62 feet along a curve to the right having a radius of 550.00 feet and a central angle of 48°49'07", (chord bears N77°33'25"E, 454.58 feet);
18. 210.65 feet along a compound curve to the right having a radius of 150.00 feet and a central angle of 80°27'48", (chord bears S37°48'08"E, 193.76 feet);
19. S02°25'46"W, 747.71 feet;
20. 75.55 feet along a curve to the left having a radius of 400.00 feet and a central angle of 10°49'17", (chord bears S02°58'52"E, 75.44 feet);
21. S08°23'31"E, 142.19 feet;
22. 47.07 feet along a curve to the right having a radius of 200.00 feet and a central angle of 13°29'00", (chord bears S01°39'01"E, 46.96 feet);
23. S05°05'29"W, 252.42 feet;
24. 136.51 feet along a curve to the left having a radius of 400.00 feet and a central angle of 19°33'14", (chord bears S04°41'08"E, 135.85 feet);
25. S14°27'45"E, 58.73 feet;
26. 27.91 feet along a curve to the right having a radius of 200.00 feet and central angle of 07°59'43", (chord bears S10°27'53"E, 27.89 feet);
27. S6°28'01"E, 243.17 feet;
28. 275.03 feet along a curve to the left having a radius of 400.00 feet and a central angle of 39°23'42", (chord bears S26°09'53"E, 269.64 feet);

29. S45°51'44"E, 108.10 feet;
30. 234.80 feet along a curve to the left having a radius of 550.00 feet and a central angle of 24°27'37", (chord bears S62°11'40"E, 233.02 feet);
31. S74°25'28"E, 900.46 feet to the centerline of Ott Road also being the East line of Section 25 of Township 4 North, Range 28 East, Willamette Meridian;
thence N00°56'33"E along said East line, 4435.16 to the Northeast corner of Section 25 also being the centerline of Feedville Road;
thence S89°19'27"W, 2673.99 feet;
thence S89°20'01"W, 2674.13 feet;
thence S89°51'31"W, 2642.08 feet;
thence S89°51'28"W, 2424.25 feet to the centerline of Feed Canal Alignment;
thence N11°41'09"E, along said centerline 21.25 feet;
thence continuing along said centerline 12.71 feet along a curve to the right having a radius of 250.00 feet and a central angle of 02°54'43", (chord bears N15°53'46"E, 12.70 feet) to the North Right-of-Way of Feedville Road;
thence S89°51'28"W along said North Right-of-Way, 225.67 feet to the West line of Section 23, said Township and Range;
thence S01°03'52"E, 33.00 feet to the **POINT OF BEGINNING**.

Containing 18,942,906 Square Feet, 434.869 Acres, more or less.



EXPIRES: 6/30/2026



0 1500 3000
SCALE: 1 INCH = 1500 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2026

LEGEND

PROPERTY ANNEXATION 

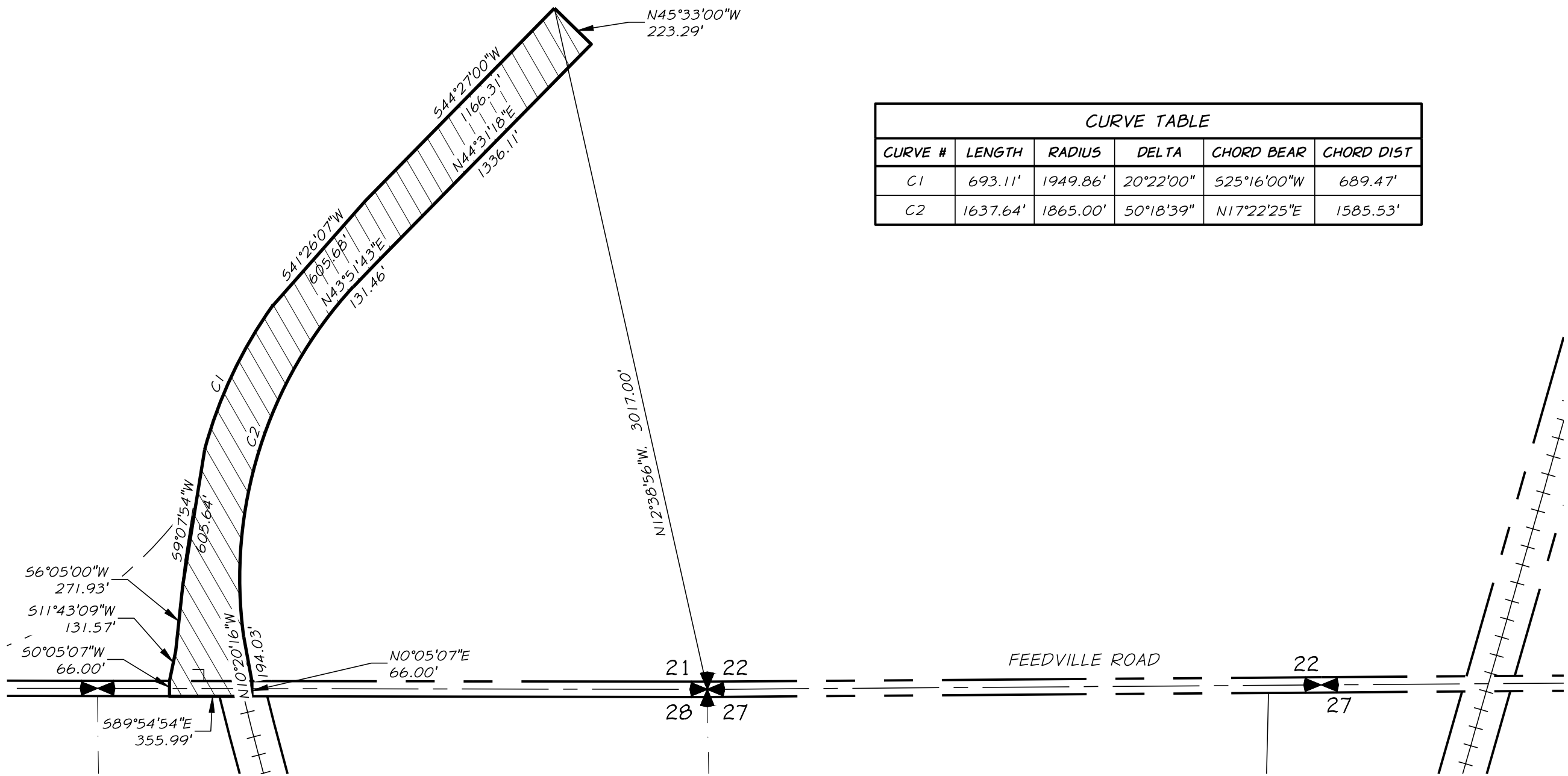
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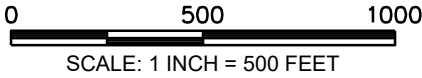
 anderson
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EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

SHEET
1



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	693.11'	1949.86'	20°22'00"	S25°16'00"W	689.47'
C2	1637.64'	1865.00'	50°18'39"	N17°22'25"E	1585.53'



LEGEND

PROPERTY ANNEXATION

EXISTING PROPERTY LINE

EXISTING SECTION LINE

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PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

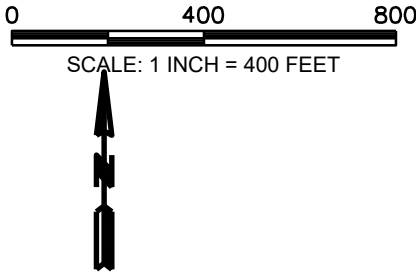
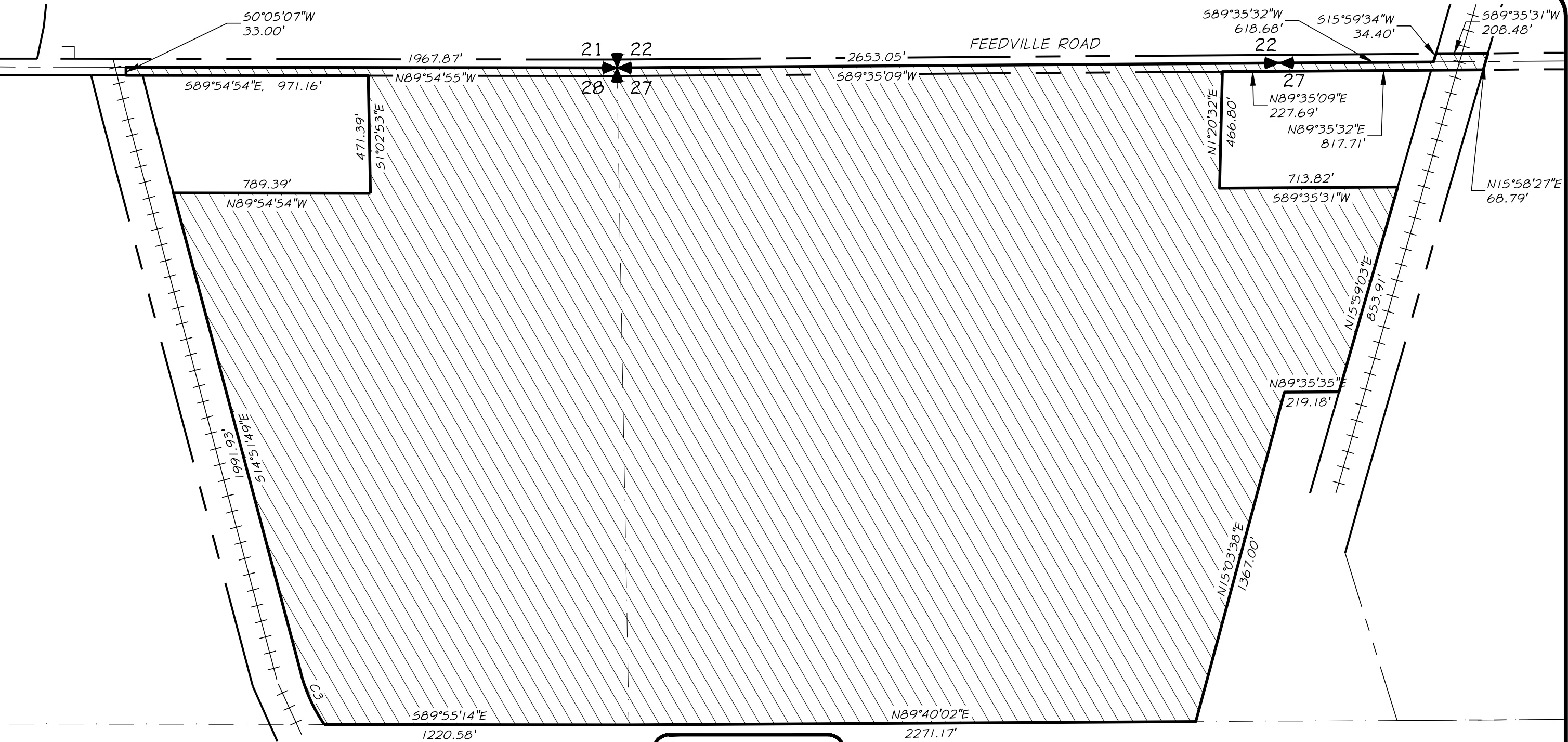
OREGON
FEBRUARY 8, 2000
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UMATILLA COUNTY, OREGON

SHEET
2



LEGEND

PROPERTY ANNEXATION 

EXISTING PROPERTY LINE 

EXISTING SECTION LINE 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

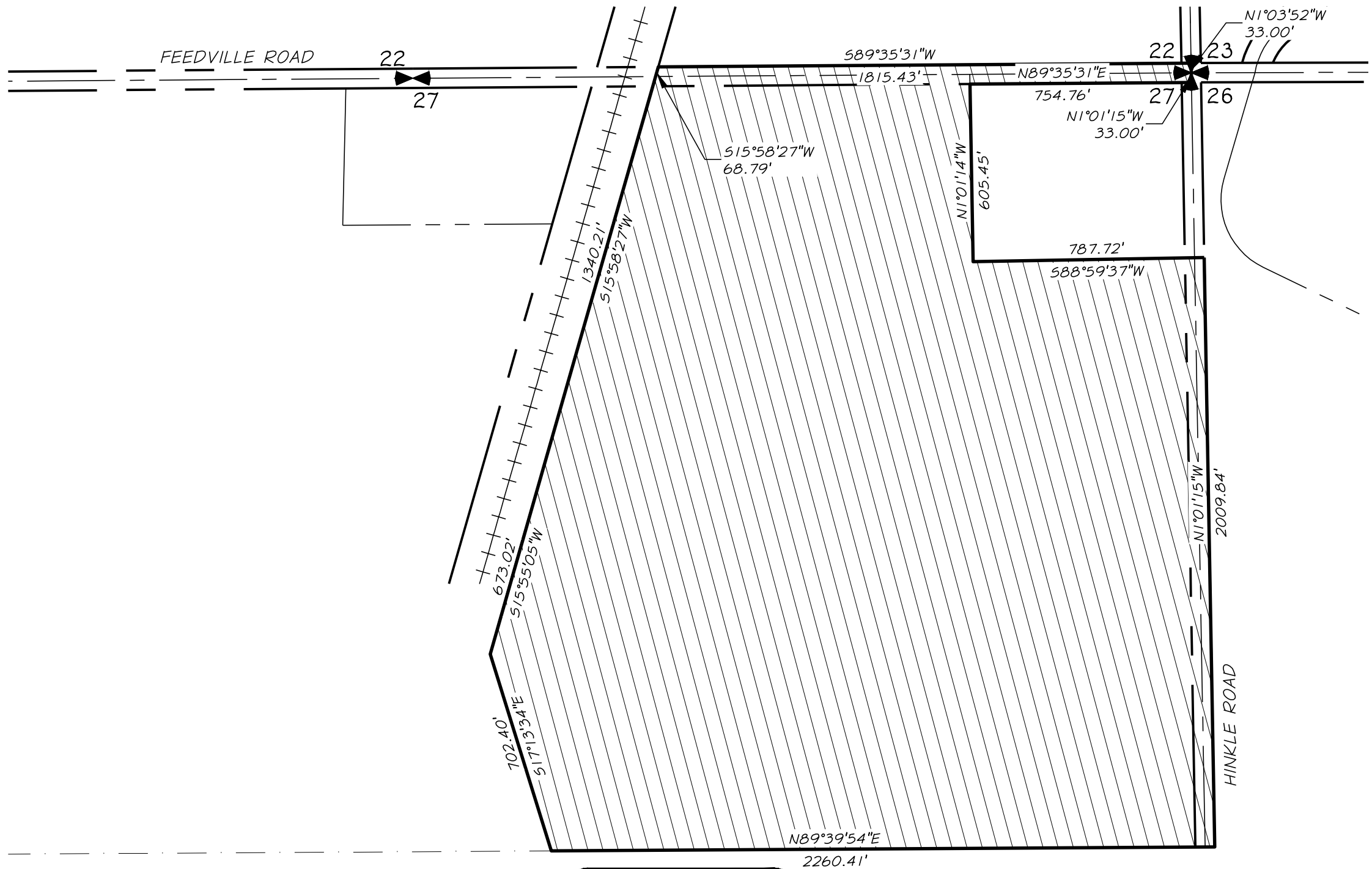
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2026



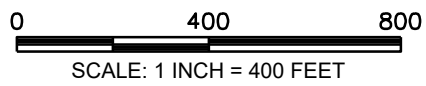
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C3	225.60'	663.11'	19°29'34"	S24°36'36"E	224.51'

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CITY OF HERMISTON, OREGON
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UMATILLA COUNTY, OREGON

SHEET
3



PRELIMINARY



LEGEND

- PROPERTY ANNEXATION 
- EXISTING PROPERTY LINE 
- EXISTING SECTION LINE 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

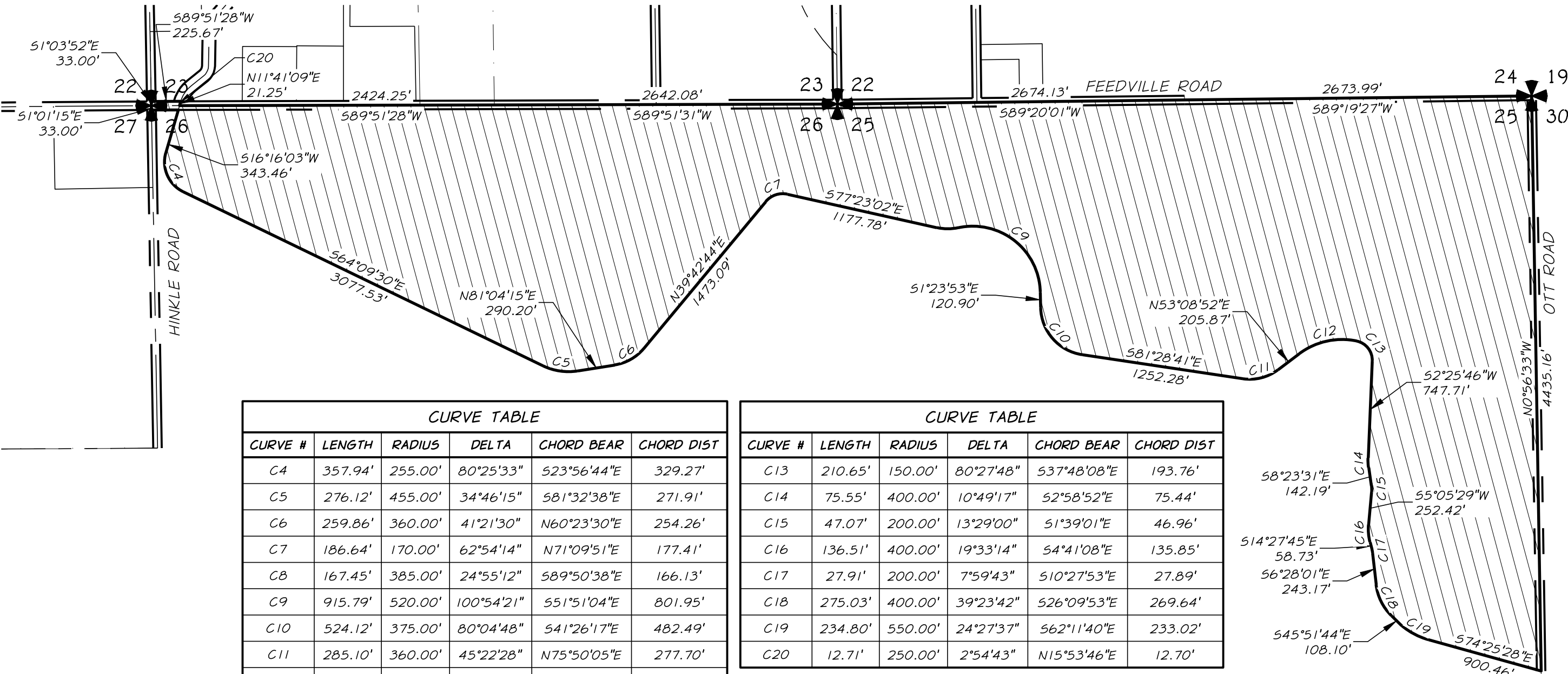
PRELIMINARY

OREGON
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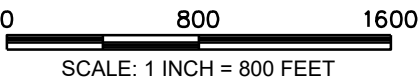
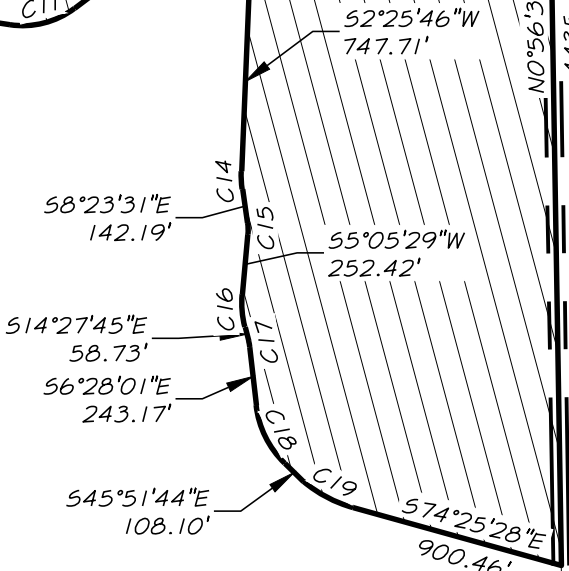
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CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

SHEET
4



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C4	357.94'	255.00'	80°25'33"	S23°56'44"E	329.27'
C5	276.12'	455.00'	34°46'15"	S81°32'38"E	271.91'
C6	259.86'	360.00'	41°21'30"	N60°23'30"E	254.26'
C7	186.64'	170.00'	62°54'14"	N71°09'51"E	177.41'
C8	167.45'	385.00'	24°55'12"	S89°50'38"E	166.13'
C9	915.79'	520.00'	100°54'21"	S51°51'04"E	801.95'
C10	524.12'	375.00'	80°04'48"	S41°26'17"E	482.49'
C11	285.10'	360.00'	45°22'28"	N75°50'05"E	277.70'
C12	468.62'	550.00'	48°49'07"	N77°33'25"E	454.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C13	210.65'	150.00'	80°27'48"	S37°48'08"E	193.76'
C14	75.55'	400.00'	10°49'17"	S2°58'52"E	75.44'
C15	47.07'	200.00'	13°29'00"	S1°39'01"E	46.96'
C16	136.51'	400.00'	19°33'14"	S4°41'08"E	135.85'
C17	27.91'	200.00'	7°59'43"	S10°27'53"E	27.89'
C18	275.03'	400.00'	39°23'42"	S26°09'53"E	269.64'
C19	234.80'	550.00'	24°27'37"	S62°11'40"E	233.02'
C20	12.71'	250.00'	2°54'43"	N15°53'46"E	12.70'



LEGEND	
PROPERTY ANNEXATION	
EXISTING PROPERTY LINE	
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