

## AGENDA

### Umatilla County Planning Commission Public Hearing Thursday, September 25, 2025, 6:30PM Justice Center Media Room, Pendleton, Oregon

To participate in the hearing please submit comments **before 4PM, September 25<sup>th</sup>**  
to [planning@umatillacounty.gov](mailto:planning@umatillacounty.gov) or contact the Planning Department at 541-278-6252

#### Planning Commission

Sam Tucker, Chair                      Andrew Morris  
Ann Minton, Vice Chair  
Tami Green  
John Standley  
Kim Gillet  
Emery Gentry  
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#### Planning Staff

Bob Waldher, Community Development Director  
Megan Davchevski, Planning Division Manager  
Carol Johnson, Senior Planner  
Tierney Cimmiyotti, Planner / GIS  
Charlet Hotchkiss, Planner  
Bryce Fairchild, Planner II  
Shawna Van Sickle, Administrative Assistant

#### 1. Call to Order

2. **NEW HEARING: COMPREHENSIVE PLAN MAP AMENDMENT #P-140-25, and ZONE MAP AMENDMENT #Z-327-25: CITY OF HERMISTON, APPLICANT / UNION PACIFIC RAILROAD CO., JB LAND LLC & UMATILLA BASIN PROPERTIES, OWNERS.** The City of Hermiston requests the County co-adopt a proposed change to the city's Urban Growth Boundary (UGB). The proposed change would add approximately 810 acres of land to the UGB which would then be rezoned from Exclusive Farm Use (EFU) to City Heavy Industrial with Hyperscale Data Center Overlay and a Comprehensive Plan Designation of Industrial. The properties would subsequently be annexed into the city. The properties are identified as Map 4N28; Tax Lots 1800, 1900 and 2500, Map 4N2827; Tax Lots 200, 500, 600 and 700 and Map 4N2828A; Tax Lot 100. The criteria of approval are found in Oregon Revised Statute (ORS) 197.610-626, Umatilla County Development Code 152.750-152.755 and the Joint Management Agreement between the City and County.

#### 3. Other Business

#### 4. Adjournment