

MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, August 21, 2025, 6:30pm

COMMISSIONERS

PRESENT: Sam Tucker, Vice Chair, John Standley, Malcolm Millar, Emery Gentry and Ann Minton

COMMISSIONER

PRESENT VIA ZOOM: Kim Gillet

COMMISSIONERS

ABSENT: Andrew Morris and Tami Green

PLANNING STAFF: Megan Davchevski, Planning Manager, Tierney Cimmeyotti, Planner, Charlet Hotchkiss, Planner, Bryce Fairchild, Planner II and Shawna Van Sickle, Administrative Assistant

NOTE: THE FOLLOWING IS A SUMMARY OF THE MEETING. RECORDING IS AVAILABLE AT THE PLANNING OFFICE.

CALL TO ORDER

Vice Chair Sam Tucker called the meeting to order at 6:30PM and read the Opening Statement.

MINUTES

Vice Chair Tucker called for any corrections or additions to the May 1, 2025, meeting minutes. One correction of terminology incorrectly quoted from page 10 was accepted. No other additions nor corrections were noted.

Commissioner Standley moved to approve the draft minutes from May 1, 2025, meeting minutes, as presented. Commissioner Gentry seconded the motion. Motion carried by consensus.

NEW HEARING

TYPE III LAND DIVISION, REPLAT REQUEST #LD-2N-215-25: MONICA L. BRESHEARS, APPLICANT, STEVEN W. & MONICA L. BRESHEARS/OWNERS. The applicants request approval to replat Lots 3 and 4 of Block 4 of Stewart's Addition to vacate the shared property line for a homesite at the properties located on Assessor's Map 2N3234CA, Tax Lots 1400 & 1500. The land use standards applicable to the applicant's request are found in Umatilla County Development Code Section 152.697(C), Type III Land Divisions.

Vice Chair Tucker called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

Vice Chair Tucker called for the Staff Report.

STAFF REPORT

Ms. Charlet Hotchkiss stated the proposed request was to Replat Lots 3 and 4, Block 4, of Stewart's Addition Subdivision to vacate the shared property line for a home site. The subject properties are located in Stewart's Addition Subdivision, south of Pendleton, off of Highway 395 along the northwest side of McKay Reservoir and Dam. She added that the Standards of Approval are found in the Umatilla County Development Code Section 152.697(C), Type III Land Divisions. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Ms. Hotchkiss stated the notice of the applicant's request and the public hearing was mailed on July 24, 2025 to the owners of properties located within 250-feet of the perimeter of Lots 3 and 4 and to applicable public agencies. Notice was also published in the East Oregonian on August 6, 2025 notifying the public of the applicants' request before the Planning Commission on August 21, 2025. She shared no public comments had been received.

Ms. Hotchkiss added that the Planning Commission was tasked with determining that the application satisfied all of the criteria of approval based on the facts in the record. The proposed Conditions of Approval address the survey and recording requirements with final approval accomplished through the recording of the final survey plat. She concluded by stating the decision made by the Planning Commission is final unless timely appealed to the County Board of Commissioners.

Proponents: None

Opponents: None

Public Agencies: None

Rebuttal Testimony: None

Vice Chair Tucker called for any requests for the hearing to be continued, or for the record to remain open. There were none.

Vice Chair Tucker closed the hearing for deliberation.

DELIBERATION & DECISION

Vice Chair Tucker and Commission Millar asked why they were requesting a replat of the two lots and could they build on the properties as they sit today. Ms. Hotchkiss stated the owners want to build a home. She stated it would be difficult to place an individual septic and well on each site and still be able to meet setbacks without extremely limiting the size of their home.

Commissioner Standley made a motion to approve Type III Land Division, Replat Request #LD-2N-215-25 based on evidence in the record and the Findings of Fact and Conclusions of Law.

Commissioner Minton seconded the motion. Motion passed with a vote of 6:0.

NEW HEARING

CO-ADOPTION OF CITY OF HERMISTON COMPREHENSIVE PLAN MAP AMENDMENT #P-139-25: MAYRA REYES, APPLICANT/ FELIPE REYES RODRIGUEZ ET AL, OWNERS. The applicant requests the County co-adopt City Ordinance 2360 amending the comprehensive plan map from urbanizable to urban status for approximately 2.01 acres located on the north side of E Tamarack Avenue, southwest of the intersection of SE 11th Street and E Newport Avenue. The City Council also adopted Ordinance 2361 annexing said property effective upon co-adoption of Ordinance 2360. The criteria of approval are found in Umatilla County Development Code 152.750 - 152.754 and the Joint Management Agreement between the City and County.

Vice Chair Tucker called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

Vice Chair Tucker called for the Staff Report.

STAFF REPORT

Ms. Tierney Cimmiyotti stated on August 12, 2024, Hermiston City Council adopted Ordinance 2360, amending the Comprehensive Plan Map from “Urbanizable” to “Urban” for approximately 2.01 acres located on the north side of E Tamarack Avenue, southwest of the intersection of SE 11th Street and E Newport Avenue. She added that the City Council also adopted Ordinance 2361 annexing said property effective upon co-adoption of Ordinance 2360.

Ms. Cimmiyotti shared that the City of Hermiston Joint Management Agreement (JMA) Section E (10) requires Comprehensive Plan Amendments applicable in the Urban Growth Area to be processed by the City. The JMA requires amendments to be adopted by ordinance, first by the City, then to the County for co-adoption review.

Ms. Cimmiyotti added that the Hermiston City Council held a public hearing on August 12, 2024 and approved the plan map amendment and subsequently adopted Ordinances 2360 and 2361. This hearing before the Umatilla County Planning Commission is the County’s first evidentiary hearing for co-adoption. A subsequent Public Hearing before the Umatilla County Board of Commissioners was scheduled for Wednesday, September 3, 2025 at 9:00 AM in Room 130 of the Umatilla County Courthouse, 216 SE 4th Street, Pendleton, OR 97801.

Ms. Cimmiyotti concluded by stating the Umatilla County Planning Commission had an obligation to make a recommendation to the Board of Commissioners for co-adoption of the Comprehensive Plan Map Amendment, changing the designation of the property from “Urbanizable” to “Urban” status.

Ms. Cimmiyotti summarized why the owners were requesting this Co-Adoption to allow for connection to city services and being under the City of Hermiston land use jurisdiction.

Proponents: None

Opponents: Mr. Derek Osmin, 1079 E Juniper Ave, PO Box 1282, Hermiston, OR 97838; Mr. Osmin stated his family was opposed to the co-adoption and rezoning due to the potential of adding apartment complexes and the increase of traffic that would affect their agriculture practices on their property. He also stated the applicants have planned further development to the road along East Tamarack Ave and not East Newport Avenue.

Vice Chair Tucker asked what was the current use of tax lot 308. Mr. Osmin shared the property was undeveloped and this vacant area has a history of drug trafficking occurring. Mr. Osmin stated most of the properties surrounding theirs are also vacant. They understood eventually these lots would be developed but were hoping they would be of similar size to theirs and those properties west of the school.

Commissioner Millar asked if Mr. Osmin felt like the applicants are hoping to make smaller lots like those to the North. Mr. Osmin stated he believed the applicants intend to maximize the housing density on the subject property.

Vice Chair Tucker summarized what Mr. Osmin stated regarding development and that he was not opposed to that, just wanted similar sized lots to his. Mr. Osmin agreed with Vice Chair Tucker.

Commissioner Millar asked if the City of Hermiston was proposing smaller tax lots with multigenerational housing. Ms. Cimmiyotti stated on page 5 (page 19 in the packet) which showed the proposed zoning was R-3 which is a residential zone but was unsure of the exact acreage.

Commissioner Minton asked if Mr. Osmin participated in the August 12th hearing before the City of Hermiston City Council. Mr. Osmin stated he did attend the August 12th hearing. Vice Chair Tucker asked if there are other residents living nearby.

Commissioner Standley mentioned on page 11, item 10 (page 25 in the packet) that the Hermiston City Council indicated the surrounding property owners prefer low density housing, but the owners have proposed duplexes or multi-family housing.

Vice Chair Tucker asked if the City of Hermiston already approved this. Ms. Cimmiyotti stated yes, the City of Hermiston has approved the Ordinance, but before it can be fully approved it must

be co-adopted by the Umatilla County. The applicant's annexation application is dependent on the County co-adopting.

Vice Chair Tucker stated Mr. Osmin spoke about East Newport not extending through 10th street, and asked if it was Mr. Osmin's understanding that the majority of traffic would be on Tamarack. Mr. Osmin stated the applicant has proposed opening up Tamarack between 10th and 11th to the east, and then along the north side of the subject property.

Public Agencies: None

Rebuttal Testimony: None

Vice Chair Tucker called for any requests for the hearing to be continued, or for the record to remain open. There were none.

Vice Chair Tucker closed the hearing for deliberation.

DELIBERATION & DECISION

Commissioner Millar asked, if the Planning Commission denied the decision would it go back to the City of Hermiston? Mrs. Davchevski stated the Planning Commission was making a recommendation to the Board of County Commission for final approval unless appealed to the Land Use Board of Appeals.

Vice Chair Tucker stated he would also be concerned if he lived in an area proposing the same development. He stated, when living near the city one consequence is future development. He shared he didn't feel like the Planning Commissioners had a good basis for denying the application and that the desire of the people to have the same density nearby was not a strong argument either. Commissioner Minton stated she couldn't see any glaring reason to deny the application, though she was empathetic to the opposing parties.

Commissioner Standley stated the Planning Commission receives many requests where a property owner might be opposed to the division of properties and this was a consequence of living near properties that are slated for future development and possible rezoning. He sympathized with the opposing property owners and stated he understands the difficulty it presents and the tough decision it poses.

Commissioner Minton made a motion to recommend approval of Co-Adoption of City of Hermiston Comprehensive Plan Map Amendment #P-139-25 based on evidence in the record and the Findings of Fact and Conclusions of Law.

Commissioner Millar seconded the motion. Motion passed with a vote of 6:0 to recommend approval to the Board of County Commissioners.

NEW HEARING

CONDITIONAL USE REQUEST #C-1393-25, ROCKPILE TO COTTONWOOD 230-kV TRANSMISSION LINE, UMATILLA ELECTRIC COOPERATIVE, APPLICANT/ UMATILLA BASIN PROPERTIES LLC, OWNER. The applicant proposes electrical system upgrades between the existing Rockpile Switchyard and Cottonwood Switchyard. These upgrades include the installation of approximately 0.43 miles of double-circuit 230kV power transmission line, running East/West, which will tie into UEC's new Ordnance Switchyard. The subject properties are Tax Lots #200 and #202, on Assessor's Map #4N 27 25A.

Additionally, UEC requests the placement of 15 new transmission tower structures (7 on Tax Lot #200 and 8 on Tax Lot #202) spanning approximately 0.43 miles across the subject properties, facilitating connection to the Ordnance Switchyard.

Vice Chair Tucker called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

Vice Chair Tucker called for the Staff Report.

STAFF REPORT

Ms. Tierney Cimmiyotti stated the applicant proposes electrical system upgrades between the existing Rockpile Switchyard and Cottonwood Switchyard. These upgrades include the installation of approximately 0.43 miles of double-circuit 230kV power transmission line, running East/West, which will tie into UEC's new Ordnance Switchyard.

Ms. Cimmiyotti stated UEC additionally requested the placement of 15 new transmission tower structures (seven on Tax Lot #200 and eight on Tax Lot #202) spanning approximately 0.43 miles across the subject properties, facilitating connection to the Ordnance Switchyard.

Ms. Cimmiyotti shared the subject properties, identified as Tax Lots #200 and #202 on Assessor's Map #4N 27 25A, are located at the intersection of Lamb Road and Westland Road. The location is approximately 400-feet southeast of the I-84/I-82 interchange, approximately 2.5 miles east of the Umatilla/Morrow County line and 2.5 miles west of the Hermiston City Limits.

Ms. Cimmiyotti stated notice of the applicant's request and the public hearing was mailed on August 1, 2025 to the owners of properties located within 250-feet of the perimeter of Tax Lots #200 and #202 to applicable public agencies. Notice was also published in the East Oregonian on July 30, 2025 notifying the public of the applicants request before the Planning Commission on August 21, 2025. She explained this process was normally processed administratively, but there was a Request for Public Hearing from a notified nearby property owner received during the public notice comment period from Pedros Land Company LLC.

Ms. Cimmiyotti stated the application for a “Utility Facility” in the LI Zone is listed as a use allowed pursuant to Umatilla County Development Code (UCDC) § § 152.610 through 152.616, 152.303 (A), 152.304, and 152.306, and subject to Section 152.616 (CCC), through the approval of a Conditional Use Permit request. The Planning Commission was tasked with determining if the application satisfied all of the criteria of approval based on the facts in the record. She added that the proposed Conditions of Approval address the requirements with final approval accomplished through issuance of a Zoning Permit.

Ms. Cimmiyotti stated the decision made by the Planning Commission was final, unless timely appealed to the County Board of Commissioners. Ms. Cimmiyotti stated upon updating the requestor and requestor’s attorney with a reminder for the hearing, she received a formal withdrawal of the request. She reiterated since the notice was already posted they chose to continue with the hearing. Ms. Cimmiyotti stated the Planning Commission would decide whether or not they would adopt the findings as written by Staff.

Ms. Cimmiyotti stated she received communication from the requestor’s attorney which stated that Pedros Land Company LLC took no position on the application at this time.

Proponents: Mr. Brandon Seitz, Land Use Administrator, Umatilla Electric Cooperative (UEC), 750 W Elm, Hermiston, OR 97838; Mr. Seitz stated in light of the notification from Planning Staff he wanted to be present to answer any questions regarding the application. He added he wanted to correct errors on the initial application, and addressed those errors in his correction letter. This included changes to the Exhibit B map. He stated they fixed the alignment of the previously staggered towers to allow for future buildability for the property.

Commissioner Standley asked what easements exist on the property and whether they pertain to the owner or if it was on public land. Mr. Seitz shared there was a correction regarding the easements listed on the original application. There is a UEC blanket easement that covers the entirety of both properties. He shared the new transmission line will be constructed completely within the existing easement. He stated they mistakenly tried to indicate there were no other easements where the transmission line will be constructed.

Vice Chair Tucker stated the owners are listed as Umatilla Basin Properties LLC. Mr. Seitz stated that was correct, the property owners submitted a land use authorization to allow UEC to apply for this transmission line.

Opponents: None

Public Agencies: None

Rebuttal Testimony: None

Vice Chair Tucker called for any requests for the hearing to be continued, or for the record to remain open. There were none.

Vice Chair Tucker closed the hearing for deliberation.

Vice Chair Tucker adopted the following exhibits into the record:

Staff's Exhibit A; August 20, 2025, Email to Planning Manager and Planner processing application submitted by Kennan Ordon-Bakalion, Attorney for Pedros Farms LLC, formerly withdrawing the application.

DELIBERATION & DECISION

Commissioner Minton made a motion to approve the conditions of approval as staff had written for Condition Use Permit Request #C-1393-25 based on evidence in the record and the Findings of Fact and Conclusions of Law.

Commissioner Gentry seconded the motion. Motion passed with a vote of 6:0.

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Standley made a motion to elect Commissioner Tucker as Chair and Commissioner Ann Minton as Vice Chair of the Planning Commission.

Commissioner Gentry seconded the motion. Motion carried by consensus.

OTHER BUSINESS

Mrs. Davchevski introduced Bryce Fairchild as the newest Planner with the Planning Division in the Community Development Department.

Mrs. Davchevski stated there are two Transit Advisory Committee seat vacancies. Meetings occur one to two times per year during the business season. She added there is still a vacancy within the Planning Commission and one position is currently open at that time.

Mrs. Davchevski stated the next meeting is September 18th for a Goal 5 Large Significant site. Packets will be mailed out on September 4th, two weeks prior for material review.

Appointed Chair Tucker asked if it would be appropriate to discuss basic procedural questions prior to said hearing. Chair Tucker asked if DOGAMI (Department of Geology and Mineral Industries) approved the applicants' operating permit. Mrs. Davchevski stated she was not aware if a decision had been made, but DOGAMI has received notice of the request and to her knowledge are still involved. She reiterated DOGAMI does not have to approve the permit prior to the Goal 5 application, DOGAMI's permit may happen simultaneously with the County's. Mrs. Davchevski

stated the applicant would still need to obtain a permit from DOGAMI, however they are still not permitted at this point to mine the site.

Mrs. Davchevski stated there would be another hearing on September 25, 2025 which involves an Urban Growth Boundary (UGB) expansion for the City of Hermiston. The Hermiston City Council meeting occurs on Monday, August 25, 2025 and if approved, the hearing before the Planning Commission will still occur.

Chair Tucker stated the application at that hearing would be different than that evening's hearing. He stated this would move the UGB out, not just a move within the boundary. Chair Tucker explained there's a lot more legal requirements to meet. Mrs. Davchevski agreed, and confirmed the area is currently within Umatilla County's jurisdiction, and the applicant is wanting to incorporate this area into their UGB.

Mrs. Davchevski stated the City of Hermiston has been heavily working on this expansion for a number of years with the Oregon Department of Land Conservation Development. She added, we have yet to receive the application but will receive it after the Hermiston City Council makes their decision. Mrs. Davchevski stated from what she had seen, the State had been satisfied with the City of Hermiston's work.

Mrs. Davchevski stated the Community Development team is working on updating the County's Transportation System Plan (TSP), last updated in 2002. She stated a potential work session and review would be happening Spring 2026. This would include reviewing the plan and providing feedback. She stated the TSP is required to be updated every 20 years, this accounts for planning for road improvements, expansions, bridge replacements, access management standards, handling of land divisions, and decisions on road width requirements.

Mrs. Davchevski stated this document is adopted as part of the County's Comprehensive Plan and then the policies are implemented into the Umatilla County Development Code. She stated the County applied for grant funding in 2022 and received it in 2023. She explained the grant funding process can be long. She shared that this is from a TGM grant, a Transportation Growth Management, which is funded from Oregon Department of Transportation (ODOT) and the Department of Land Conservation and Development (DLCD).

Mrs. Davchevski stated the last grant project is the Safe Streets for All initiative. The grant funding focuses on community engagement, public awareness and education. Commissioner Gentry asked if the funding was to be used for the actual redesign of Oregon Highway 11. Mrs. Davchevski stated ODOT was working tandem on a longer-term project for engineering fixes that could create a better solution. She stated their grant project works to create ideas to shift driver behaviors, like reducing speeding, texting while driving, driving intoxicated, etc.

Commissioner Millar asked if the funding was used for police patrolling on Highway 11. Ms. Hotchkiss stated with the grant funding of \$30,000, one-third of that is given to the Umatilla County Sheriff's Office for overtime shifts to patrol Highway 11.

Chair Tucker asked Planning Staff to send the conditions of approval from the Highway 730 rock pit to the Planning Commission for educational purposes.

Additionally, Chair Tucker asked if Planning Staff could continue sending information to the Planning Commission when their decisions are overturned or modified by the County Commissioners or LUBA.

ADJOURNMENT

Vice Chair Tucker adjourned the meeting at 7:33PM.

Respectfully submitted,

Shawwna Van Sickle,

Administrative Assistant

Minutes adopted by Planning Commission on September 18, 2025.