



Board of Commissioners

216 S. E. 4th Street
Pendleton, OR 97801
541-278-6204

Daniel N. Dorran
541-278-6201

John M. Shafer
541-278-6203

Celinda A. Timmons
541-278-6202

BOARD OF COMMISSIONERS MEETING

Wednesday, September 3, 2025, 9:00am
Umatilla County Courthouse, Room 130

- A. Call to Order
- B. Chair's Introductory Comments & Opening Statement
- C. New Business

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.

- D. Adjournment

**COMMUNITY &
BUSINESS
DEVELOPMENT**

MEMO

**LAND USE
PLANNING,
ZONING AND
PERMITTING**

TO: Umatilla County Board of Commissioners
FROM: Tierney Cimmiyotti, Planner
DATE: August 27, 2025

**CODE
ENFORCEMENT**

RE: **September 3, 2025 Board of Commissioners Hearing**
City of Hermiston Plan Map Amendment Co-adoption
Plan Map Amendment, #P-139-25
Mayra Reyes, Applicant/ Felipe Reyes Rodriguez Et Al, Owners

**SOLID WASTE
COMMITTEE**

**SMOKE
MANAGEMENT**

**GIS AND
MAPPING**

Background Information

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. The City Council also adopted Ordinance 2361 annexing said property effective upon co-adoption of Ordinance 2360.

**RURAL
ADDRESSING**

**LIAISON,
NATURAL
RESOURCES &
ENVIRONMENT**

Co-Adoption

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.

PUBLIC TRANSIT

Hearings

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.

The Umatilla County Planning Commission held the County’s first evidentiary hearing for co-adoption on August 21, 2025 at the Justice Center Media Room, 4700 NW Pioneer Place, Pendleton, OR. The Planning Commission recommended approval of the Comprehensive Plan Map Amendment Co-Adoption with a vote of 6-0.

Conclusion

The Umatilla County Board of Commissioners decision is final unless appealed to the Land Use Board of Appeals (LUBA). Following co-adoption of the City of Hermiston ordinances the subject properties will be annexed into the city.

Attachments

- Public Notice Map
- City of Hermiston Ordinance 2360
- City of Hermiston Findings

**PLAN MAP AMENDMENT #P-139-25
CO-ADOPTION OF HERMISTON ORDINANCE NO. 2360
MAYRA REYES, APPLICANT
FELIPE REYES RODRIGUEZ ET AL, OWNERS**

**AUGUST 21, 2025, PLANNING COMMISSION
PACKET CONTENT LIST**

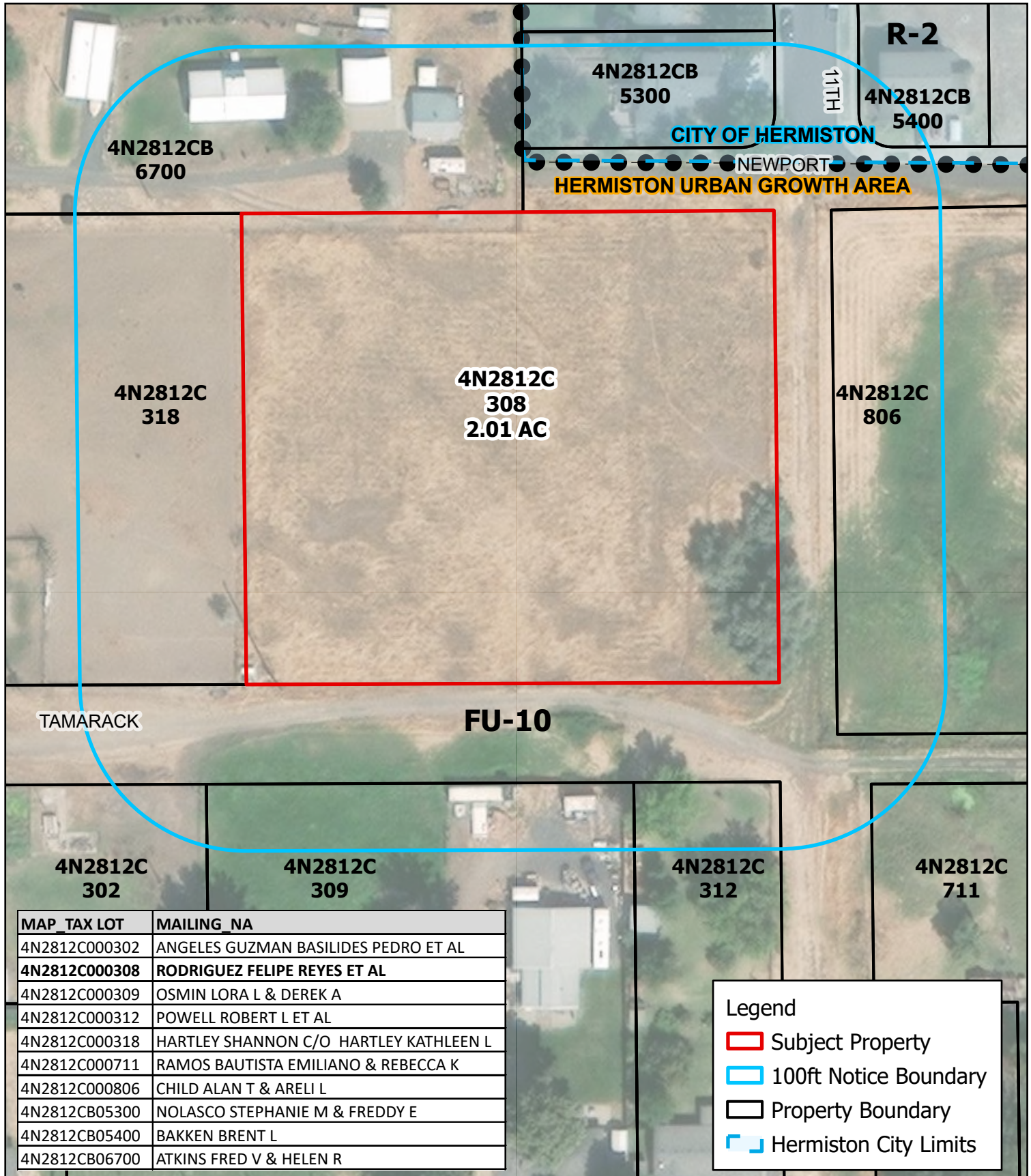
1. Staff Memo to Planning Commission, pages 1-2
2. Table of Contents, page 3
3. Umatilla County Public Notice Map, page 4
4. City of Hermiston Comprehensive Plan Map Amendment Map, page 5
5. City of Hermiston Ordinance No. 2360, page 6-7
6. City of Hermiston Co-adoption notice from City Planner, Clinton Spencer, pages 8-9
7. City of Hermiston Findings of Fact, pages 10 - 20
8. Umatilla County Land Use Request Application, pages 21- 31

MAYRA REYES, APPLICANT
RODRIGUEZ FELIPE REYES ET AL, OWNERS
MAP: 4N2812C TAX LOT: 308
PLAN AMENDMENT #P-138-24

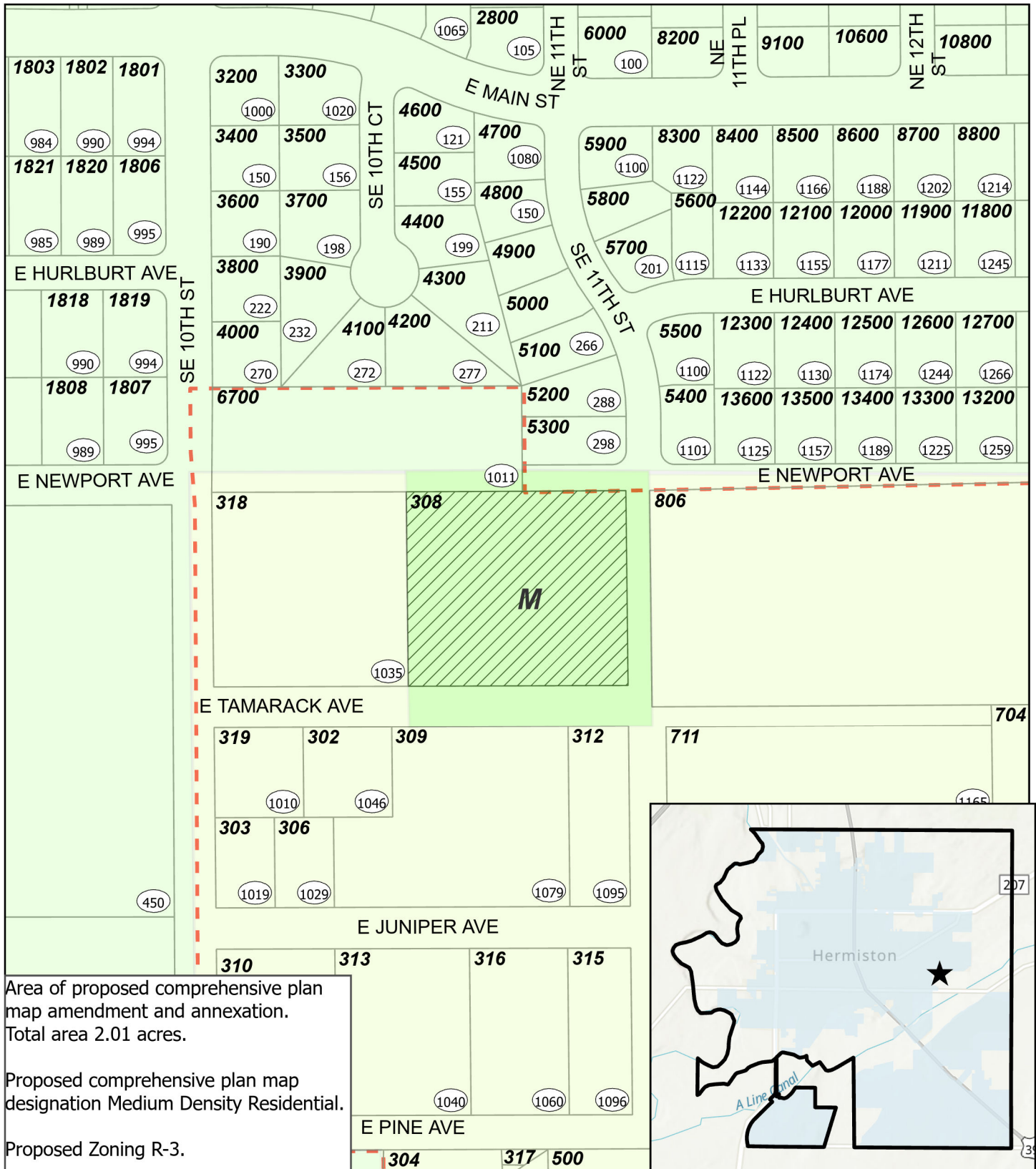
Notified property owners within 100 feet of subject property



Map Disclaimer: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of the data. Parcel data should be used for reference purposes only. Created by T.Cimmiyotti, Umatilla County Planning Department 6/18/2025



CITY OF HERMISTON PROPOSED COMPREHENSIVE PLAN MAP



City of Hermiston Hermiston Ordinance

No. 2360

August 12, 2025

ORDINANCE NO. 2360

AN ORDINANCE AMENDING THE CITY OF HERMISTON COMPREHENSIVE PLAN MAP TO CONVERT CERTAIN LANDS FROM URBANIZABLE STATUS TO URBAN STATUS LOCATED WITHIN THE URBAN GROWTH BOUNDARY OF THE CITY OF HERMISTON 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 following described property shall be changed on the city comprehensive plan map from Future Residential (FR) to Low Density Residential (L) and shall be designated as Medium Density Residential (R-2) on the city zoning map:

East 320 feet of the following described tract of land:

Beginning at the Southwest corner of Section 12, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; thence North along the West line of said Section 12, a distance of 355.62 feet to a point; thence South 89°34' East a distance of 30 feet to the East line of 10th Street in the City of Hermiston; thence North along the East line of said 10th Street a distance of 675.22 feet to the true point of beginning for this description; thence continuing North along the East line of said 10th Street a distance of 272.63 feet to a point; thence South 89°36' East a distance of 603.28 feet to a point; thence South a distance of 272.63 feet to a point; thence North 89°36' West a distance of 603.30 feet to the point of beginning;

Also including the 30' wide right of way for SE 11th St adjacent to the east boundary of the above-described property.

Also including the 60' wide right of way for E Tamarack Ave adjacent to the south boundary of the above-described property.

All being East of the Willamette Meridian, Umatilla County, Oregon;

SECTION 2. The findings of fact as adopted by the City Council on August 12, 2024, are incorporated herein by reference.

SECTION 3. The effective date of this ordinance shall be the thirty days after co-adoption by the Umatilla County Board of Commissioners.

PASSED by the City Council this 12th day of August 2024.


SIGNED by the Mayor this 12th day of August 2024.





Dr. David Drotzmann, MAYOR

ATTEST:



Lilly Alarcon-Strong, CMC, CITY RECORDER

Notification from City of Hermiston
RE: Adoption of Ordinance No. 2360

August 13, 2025

RECEIVED

AUG 16 2024

UMATILLA COUNTY
COMMUNITY DEVELOPMENT



**Planning
Department**

August 13, 2024

Mr. Bob Waldher
Umatilla County Planning Director
216 SE 4th St
Pendleton OR 97801

Re: Co-Adoption of Hermiston Ordinance No 2360

Dear Mr. Waldher:

On August 12, 2024, the Hermiston City Council adopted Ordinance 2360 amending the comprehensive plan map from urbanizable to urban status for approximately 2 acres located on the south side of E Newport Ave and west of SE 11th Street. The city council also adopted ordinance 2361 annexing said property effective upon co-adoption of ordinance 2360. Per Section E10 of the Hermiston Planning Area Joint Management Agreement the matter of conversion now comes before Umatilla County for co-adoption. A copy of ordinance 2360 is attached to this letter for the county's use.

The applicants in the matter of conversion and annexation are Mayra and Felipe Reyes. The applicants will contact the county to file any necessary applications and fees associated with the co-adoption process.

Sincerely,

Clint Spencer
Planning Director

C: Mayra & Felipe Reyes

City of Hermiston Findings of Fact

Reyes Comprehensive Plan Map Amendment and Annexation

Exhibit A
Findings of Fact
Reyes Comprehensive Plan Map Amendment and Annexation
1088 E Newport Ave
August 12, 2024

Findings of Fact on Comprehensive Plan Map Amendment

Goal 1 (Citizen Involvement) and Policy 1 (Citizen Involvement)

1. Notice of the proposed planning commission hearing on annexation and amendment was published in the local newspaper on June 18 and 25, 2024 soliciting comments on the proposed annexation and amendment in conformance with 157.229(A) of the Hermiston Code of Ordinances.
2. Notice of the proposed city council hearing on annexation and amendment was published in the local newspaper on July 3 and 10, 2024 soliciting comments on the proposed annexation and amendment in conformance with 157.229(A) of the Hermiston Code of Ordinances.
3. Notice of the proposed land use action was physically posted on the property on June 18, 2024, in conformance with 157.229(B) of the Hermiston Code of Ordinances.
4. Notice of the proposed land use action was provided by direct mail to all property owners within 300 feet on June 18, 2024, in conformance with 157.229(C) of the Hermiston Code of Ordinances.
5. Comments received as a result of all required publications are incorporated into the record of proceedings.

Goal 2 (Land Use Planning) and Policies 2 (Planning Process) and 3 (Intergovernmental Coordination)

6. The city is required to review its land use designations and supply adequate amounts of all zoning types.
7. The proposed amendments to the comprehensive plan map and zoning map are quasi-judicial in nature and may be citizen or city initiated.
8. The proposed map amendments are citizen initiated to fulfill perceived market demand rather than city initiated. The city applies all applicable comprehensive plan policies and statewide planning goals to determine the appropriateness of the proposed amendments to land supply.
9. Notice of the proposed amendment was provided to Umatilla County, DLCD, ODOT, the Hermiston Irrigation District, and the Confederated Tribes of the Umatilla Indian Reservation on June 18, 2024.
10. The subject property is within the urban growth area and has the "urbanizable" plan designation and a FR (Future Residential) comprehensive plan designation and FU-10 zoning designation. The owners have evaluated the market demands and analyzed appropriate and compatible uses in the neighborhood surrounding the subject property. Testimony provided before the planning commission and city council indicated that surrounding property owners prefer low density housing. The owners propose duplex or multi-family housing.

11. The city council finds that the proposed R-2 zoning, allowing single and two-family housing by right, is compatible with the surrounding neighborhood. Additionally, multi-family housing is permitted conditionally in the R-2 zone, requiring additional review and public process prior to city approval, thereby guaranteeing the right of due process for multi-family housing and providing additional opportunities for public participation.
12. The proposed R-2 zoning will add 2.01 acres of medium density land adjacent to existing single-family development.

Policies 4 (Orderly Urban Growth), 5 (Annexation), and 6 (Conversion)

13. As land immediately adjacent to the city limits and current terminus of both city roads and city utilities, it provides a logical continuation of urban development into the urban growth boundary. The change will promote compact urban development and ensure efficient utilization of land resources.
14. It will facilitate economic provision of urban facilities and services because it provides reasonable extensions of the existing local street network and utility infrastructure. Section 157.164(E) of the Hermiston Code of Ordinances requires extension of services *"...in a logical fashion to the extent of the development site so as to be readily available for adjacent development."* The property proposed for amendment and annexation has benefitted from prior extensions of streets and utilities within the Highland Summit subdivision directly adjacent to the north, thereby demonstrating orderly urban growth principles and preparing future extensions consistent with this policy.
15. The land was included within the city's acknowledged comprehensive plan and within the urban growth boundary as part of the 1983 adoption and implementation process. The land was designated in 1983 as Future Residential and thereby designated as land for urban level residential development through the appropriate land use procedures in place at the time. The land is planned for residential development and is compatible with existing adjacent property uses. The R-2 zoning provides single and two-family dwellings as outright uses and the city council finds that development at single and two-family density is compatible with the surrounding urban single-family and rural single-family development. Additionally, two-family dwellings are considered equivalent to single-family dwellings under state law in ORS 197A.420 and as codified in the Hermiston Code of Ordinances in §157.025(A).
16. The property is within the urbanizable portion of the UGB and has a county FR (Future Residential) comprehensive plan and an FU-10 zoning designation. The property is adjacent to the city limits and the proposed annexation is consistent with Policy 5. Following amendment of the plan map designation to a mix of low density residential, the property will become part of the urban portion of the UGB.
17. The applicant is proposing annexation and incorporation to the city prior to residential development. Therefore Policy 6 is satisfied.

Goal 3 (Agricultural Lands) and Policy 17 (Agriculture and Agriculture Related Economy)

18. The subject property is vacant and not under cultivation. It is located within the city's acknowledged urban growth boundary and is designated as urbanizable land. The land is not considered high value farmland and is not protected as Goal 3 farmland and therefore an exception to Statewide Planning Goal 3 is not required.

Goal 4 (Forest Lands) and Policy 7 (Natural Resources)

19. There are no forest lands identified within the Hermiston UGB. Goal 4 is not applicable.

Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) and Policies 8 (Surface and Groundwater Resources), 9 (Mineral and Aggregate Resources), and 10 (Historic Resources)

20. The properties do not have any identified natural resources, scenic and historic areas, open spaces, surface water, mineral or historic resources, therefore an exception to the Statewide Planning Goals 5, 8, 9 and 10 is not required.

Goal 6 (Air, Water and Land Resources Quality and Policies 11 (Air Quality), 12 (Noise), and 13 (Water Quality)

21. The city is required to comply with state and federal regulations regarding air and water quality in all development permitting per 157.004 of the Hermiston Code of Ordinances. Development is required to preserve natural resource quality as part of the development review and construction process.

Goal 7 (Areas Subject to Natural Hazards) and Policy 14 (Natural Hazards and Development Limitations)

22. Figure 12 of the Hermiston Comprehensive Plan indicates this property is subject to potential natural hazards due to a high water table.

23. The city will require compliance with §157.101 of the Hermiston Code of Ordinances. This section requires mitigation measures to protect groundwater resources.

24. In the case of an existing or potential groundwater pollution threat, the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

Goal 8 (Recreational Needs) and Policy 16 (Parks, Recreation and Open Space)

25. The Hermiston comprehensive plan map and parks master plan each identify areas for future park locations and future park upgrades. This portion of the urban growth boundary is not identified in either document as a potential park site.

Goal 9 (Economic Development) and Policies 18 (General Industrial Development), 19 (Commercial Development), and 20 (General Economic Development)

26. Goal 9 requires an adequate supply of employment lands, both commercial and industrial. This land is listed on the Comprehensive Plan as F-R and not meant for economic development. Employment lands are not affected by this amendment to the comprehensive plan. Therefore, Goal 9 and the implementing policies are not applicable.

Goal 10 (Housing) and Policies 21 (Housing Availability and Affordability) and 22 (Neighborhood Quality)

27. Changing the subject property from county F-R to city R-2 Medium Density helps satisfy the city's projected housing need. The 2021 City of Hermiston Housing Capacity Analysis shows the existing housing supply of 8,051 housing units. The forecast from PSU Population Forecast Program (2019) estimates the population will grow at a rate of 1%

between 2020 and 2040. To accommodate the growth in population, the city's projected need within the city's housing needs analysis will require a total of 10,081 housing units, resulting in a need for 2,030 new housing units by 2040.

28. The subject property is currently zoned county FU-10, which allows for one housing unit per 10-acre lot. The proposed change includes 2 acres zoned R-2 Medium Density Residential which the applicant believes will yield 10 single-family or up to 45 multi-family housing units. Figure 6.2 *Summary of Forecasted Future Unit Need (2040)* on the City of Hermiston Housing Capacity Analysis identified 735 new multi-family units are needed by 2040. Thus, the proposed zone change would go further to satisfy this projected need than the current zoning.
29. This residential development is close to public services and schools.
30. The proposed amendment and annexation will provide additional housing opportunities in the southeast quadrant of the city helping to balance growth which is now concentrated in the northeast and southwest quadrants.
31. The city council finds that the proposed R-2 zoning, allowing single and two-family housing by right, is compatible with the surrounding neighborhood. Additional, denser housing types are permitted conditionally through a Type III hearings process.
32. The creation of new housing units, middle housing units, will have a positive impact on housing availability and affordability, in alignment with Policies 21 and 22.

Goal 11 (Public Facilities and Services) and Policies 23 (Provision of Public Services and Facilities), 24 (Water, Sewer, and Storm Drainage), 25 (Solid Waste), 26 (Schools), 27 (Police Protection), 28 (Fire Protection), 29 (Local Government Services and Facilities), and 30 (Private Utilities)

33. Water and sewer are currently adjacent to the property in SE 11th Street.
34. The site is bounded by E Newport Ave, SE 11th Street, and E Tamarack Ave. All streets are classified as local residential streets. Street improvements, compliant with the city's transportation plan and proportional to the impact of development will be required at such time as development occurs.
35. All storm water will be retained within the boundaries of the future development. There is no city-wide storm water retention and disposal system.
36. Future development will utilize Sanitary Disposal for solid waste services as encouraged by the city.
37. Future development will not provide recycling services as the City of Hermiston has already provided recycling collections points in two locations of the city.
38. The Hermiston Police Department provides public safety services to the area under consideration. The police department has adequate capacity to patrol and protect the area with no additional actions required by the developer.
39. Umatilla County Fire District #1 provides fire and life safety services to the area under consideration. The UCFD#1 has adequate capacity to service the area with no additional actions required by the developer.
40. Concurrent with development, applicant will extend power and telecommunications services to the property after adoption of annexation and zone changes.

Goal 12 (Transportation) and Policies 31 (Integrated Transportation System), 32 (Rail/Air Transportation), 33 (Alternative Transportation), and 34 (Transportation System Plan)

41. Applicant has provided a transportation study and transportation impact analysis.
42. The following summary and recommendations have been extracted from the transportation study performed by PBS Engineering and Environmental, Inc.
 - All study intersections are anticipated to operate within agency mobility standards in the 2043 Current and Proposed Zone Designation scenarios. As such, no improvements are specifically necessary to mitigate the Proposed Zone Designation transportation impacts.
 - Development on the site will not change the functional classification of any impacted street.
 - All study intersections have adequate storage available on all approach movements to accommodate vehicle queues.

Goal 13 (Energy Conservation)

43. This goal requires land to be developed in a manner that maximizes energy conservation based upon sound economic principles through efficient use of density and mixing of uses. The proposed zoning of the subject property will promote low-scale density residential development in close proximity to schools, parks, and existing commercial neighborhoods thereby minimizing travel needs.

Goal 15 (Willamette River Greenway), Goal 16 (Estuarine Resources), Goal 17 (Coastal Shorelands), Goal 18 (Beaches and Dunes), and Goal 19 (Ocean Resources)

44. Goals 15, 16, 17, 18, and 19 are geographically based statewide planning goals intended to protect specific, identified natural resources. None of the resources under these goals are within the Hermiston planning area. Goals 15, 16, 17, 18, and 19 are not applicable.

Findings of Fact on Annexation

1. The City has received consent to annexation from the property owners for approximately 2.01 acres of land.
2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on June 18 and 25, 2024. 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.
3. Notice of public hearing was physically posted on the property on June 18, 2024.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on July 10, 2024. Comments received at the hearing are incorporated into the planning commission record.
6. 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 July 3 and 10, 2024. 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.
7. A public hearing of the city council was held on July 22, 2024. Comments received at the hearing are incorporated into the record.
8. 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.
- 9. Since the property is contiguous to the existing city limits, 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. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
- 11. Following adoption of conversion from urbanizable to urban status by the City of Hermiston and Umatilla County, the property will be located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
- 12. Water is currently adjacent to the property in SE 11th Street. A 12" water main is available to service the property and may be extended into the development site. Water sizing will be determined at the time of development.
- 13. Sanitary sewer is currently available adjacent to the property in SE 11th Street. An 8" line is available to service the property and may be extended into the development site. Sewer sizing will be determined at the time of development.
- 14. Applicant is willing to extend both sewer and water to the subject property.

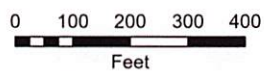
Findings of Fact on Zoning Designation

- 1. Following amendment by the city and adoption by Umatilla County, the comprehensive plan map will designate the area as Low Density Residential. Proposed map designations are attached as a map to this report.
- 2. The proposed Medium Density Residential zoning designation (R-2) appropriately implements the Low Density Residential comprehensive plan map designations adopted for the property.

Exhibit B
Conditions of Approval
Reyes Comprehensive Plan Map Amendment and Annexation
1088 E Newport Ave
August 12, 2024

Subject to the testimony received and deliberations of the planning commission, the following draft findings are proposed:

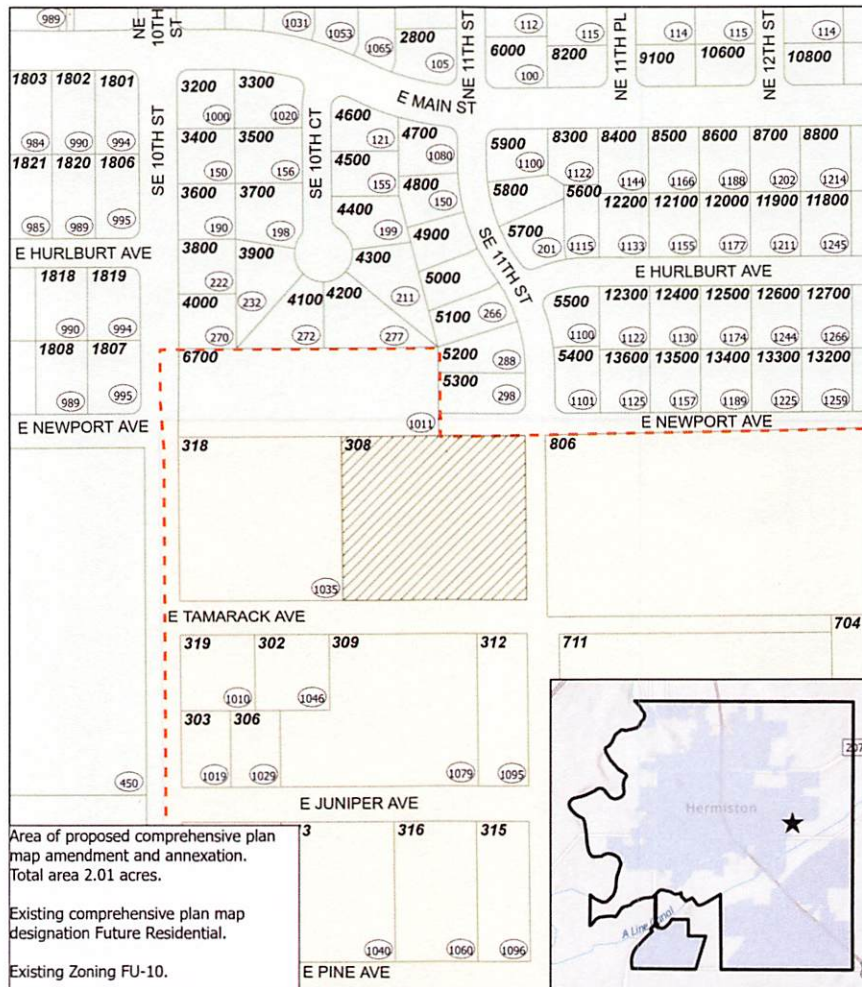
1. Annexation is contingent upon co-adoption of the comprehensive plan map amendment by Umatilla County under the provisions of the Hermiston Planning Area Joint Management Agreement, dated March 2, 2017. In the event that Umatilla County fails to co-adopt the map amendments, annexation shall fail, and a new comprehensive plan map amendment and annexation application shall be submitted.
2. Portions of the property are identified on Figure 12 of the Hermiston Comprehensive Plan as being subject to ground water pollution hazards due to a high water table. In the case of an existing or potential groundwater pollution threat, the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
3. Future access to E Tamarack Ave and SE 11th Street will be subject to access permitting by the Umatilla County Road Department.
4. In order to provide for future connectivity of E Newport Ave, the city will require dedication of 10 feet of right of way at the time of development on the site.
5. Improvements for E Tamarack Ave and SE 11th Street shall be determined at the time of development on the site and shall be proportional to the impact of the proposed development.
6. E Newport Ave shall be improved with half-street improvements to local residential standards at the time of development.



Legend

- Property Line
- Urban Growth Boundary
- City Limits



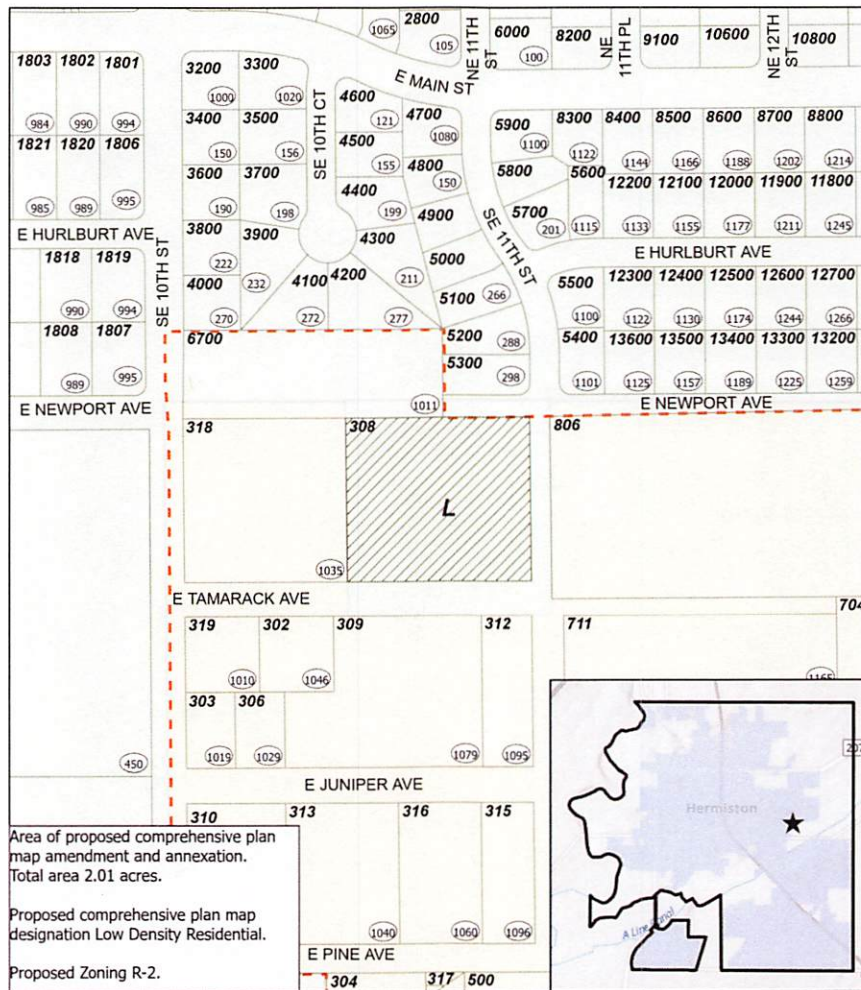


Legend

- Property Line
- City Limits
- Urban Growth Boundary

0 200 400
Feet





Umatilla County Applications

Land Use Request Application &
Amendment Application

Umatilla County Department of Community Development

Land Use Request Application

This application must be submitted to the Umatilla County Department of Community Development, 216 SE 4th ST, Pendleton, OR 97801, (541) 278-6252, and must be accompanied by a non-refundable application fee. Acceptance of the application and fee does not guarantee approval or a Determination of Completeness.

PLEASE COMPLETE THIS APPLICATION PRINTING CLEARLY WITH A BLACK INK PEN

Section 1: Type of Application(s) to Submit

Complete the applicable Supplemental Application that corresponds with the application you are submitting.

Amendment: ☐ Comprehensive Plan Text/Map, ☐ Zoning Text/Map

Conditional Use ☐ (briefly describe) R-2 single multi family homes

Land Division ☐ Type I, ☐ Type II, ☐ Type III, ☐ Type IV

Land Use Decision ☐ Farm Dwelling, ☒ Non-Farm Dwelling, ☐ Lot of Record Dwelling

(OTHER LUD, briefly describe) _____

Pre-Application ☐ Dwellings on resource land (specify) _____

Variance ☐ Lot Size, ☐ Setbacks, ☐ Other (specify) _____

Section 2: Contact Information

Name of Applicant: Mayra Reyes

Address: 1055 W Linda Ave

City, State, Zip: Hermiston OR 97838

Telephone Number & Email Address: (541) 561-5395 & Mayrita.mc87@gmail.com

The APPLICANT is the ... ☒ Legal Owner, ☐ Contract Purchaser, ☐ Agent, ☐ Realtor

Name of Current Property Owner(s):

If Property Owner is not the applicant.

Address: _____

City, State, Zip: _____

Telephone Number: _____

Section 3: Property Information

Complete for all land use request applications.

1. Location of Property (Provide directions you would give someone to get to the property):

go East on Highland all the way to the elementary school
take your first left second lot to the left

2. Account Number(s) of Property:

Account # 4N2812C

Account # _____

3. Map Number(s) of Property:

Township _____ Range _____ Section _____ Tax Lot 308

Township _____ Range _____ Section _____ Tax Lot _____

Use separate sheet of paper for ENTIRE Legal Description and mark it "Exhibit A".

4. Has the Property or dwelling received a Rural Address? If so, what is it?

☐ Yes

☒ No

5. Current size of the Property:

Note: A "TRACT OF LAND" is contiguous property within the same ownership. A Tract is viewed differently at times in terms of land use.

Acres 201

Acres N/A

6. Current Zoning Designation:

There are some 22 zoning designations in Umatilla County.

☐ EFU

☐ GF

☐ Other Zone FR

7. Comprehensive Plan Designation:

A Comprehensive Plan Designation is different than a Zoning Designation in that it distinguishes land that should be developed for various uses, where zoning actually specifies the uses. There can be multiple zoning designations within a Comprehensive Plan Designation.

☐ Agri-business

☐ Commercial

☐ Grazing/Forest

☐ Industrial

☒ Multi-Use

☐ North/South Agriculture

☐ Orchard District

☐ Rural Residential

☐ Special Agriculture

☐ West County Irrigation District

8. Buildings on the Property:

Vacant land

9. Current Use of the Property. If the use is farming, explain the types of crops grown.

10. Surrounding Uses of the Property. If the use is farming, explain the type of crops grown.

Single family homes

11. Does the Property reside in a Floodplain?
If so, a Floodplain Development Permit
will need to be completed prior to
construction.

- ☒ No, the Property is not in a floodplain.
☐ Yes, the Property is in a floodplain:

Zone _____

Community Number _____

Panel Number _____

12. If the Property is in a Floodplain, then is
it also located in a wetland as listed on
the National Wetlands Inventory maps?

- ☐ Yes, provide documentation.
☒ No, the Property is not in a wetlands

13. How is ACCESS provided to the
Property? (i.e. provide name of road that
directly serves the Property.) What type
of surface does the roadway have?

Name of Road or Lane

☐ Paved, ☐ Gravel, ☒ Dirt

14. Will the Property need an Access Permit
onto a County Road or State Highway?
If so contact the County Public Works
Department, 541-278-5424, or ODOT,
541-276-1241.

- ☐ Yes, if so please contact the proper authority and
provide that documentation
☒ No, one already exists (provide a copy)

15. EASEMENTS: Are there any easements
on the Property that provide the MAIN
ACCESS for the Property OR adjacent
properties? Are there any other
easements on the property? Attach
easement documentation.

Attach easement documentation:

- ☐ Access easements exist
☒ Utility line easements exist
☐ Irrigation easements exist
☐ Other easements exist: _____
☐ No, other easements exist.

16. Which Rural Fire District/Department
covers your Property with fire
protection?

Fire Services:

- ☐ East Umatilla
☐ Echo Rural
☐ Pendleton FD
☐ Pilot Rock FD
☐ Umatilla Rural
☒ Umatilla Dist. #1

Private Companies:

- ☐ Meacham
☐ Milton-Freewater
(subscriber)
☐ Tribal

☐ Not in a RFD

☐ Other, _____

17. Is the Property within an Irrigation
District? If the property is served by an
Irrigation District, a confirmation letter
from that office discussing any concerns
of the proposed development must be
submitted with this application.

Irrigation District:

- ☒ Hermiston
☐ Stanfield
☐ West Extension
☐ Westland

☐ Hudson Bay or
Walla Walla River
Irrigation

☐ Not in an ID

☐ Other, _____

18. Describe the soils on the Property by listing the map name and land capability. Visit <http://websoilsurvey.nrcs.usda.gov> or contact NRCS at (541) 278-8049.

Map Unit	Description	Class

19. What type of water use(s) exist on the Property? If there are none currently, will there be water uses developed in the future?

- ☒ No current water uses exist
☐ Water Uses to be developed:

- ☐ Yes, there are water uses
☐ Domestic Well
☐ Irrigation Well
☐ Stock Well

Other: City Water

20. Are there Water Rights on the Property? If there are Water Rights, the water permit, certificate and/or other documentation from the Oregon Water Resources Department shall be included with this application.

- ☐ No current water rights exist
☐ Will apply for Water Rights
☐ Yes, there are water rights, please provide documentation (permit #, etc.)

☐ Surface Water Right(s),
 # N/A

☐ Ground Water Right(s),
 # N/A

21. Will the water rights require a change of use? Explain.

- ☒ No, the proposed use does not require a change with OWRD

- ☐ Yes, the proposed use does require a change with OWRD

22. What are the water needs of the proposed development? Provide an explanation that shows how the determination was obtained that shows daily usage of water for the development.

Expected Water Usage:

- ☐ Exempt Domestic Well (<15,000 gal daily)
☐ Exempt Commercial Well (<5,000 gal daily)
☐ Water Right required, estimated number of gallons to be used daily: _____ gallons
☐ No water is necessary for the development

23. What is the source of your water supply for the proposed development? Please explain your response on a separate sheet of paper.

Water Source:

- ☐ Surface Water, explanation attached
☐ Alluvial Groundwater, explanation attached
☐ Basalt Groundwater, explanation attached
☐ No water is necessary for the development

24. Who is the provider of the utilities for the Property?

Water ☐ well, or _____

Sewer ☐ septic, or _____

Telephone _____

Electrical Umatilla Electric

Garbage Disposal Sanitary Disposal

25. Provide a description of your proposal (*attach a description if necessary*):

Amendments to Map and/or Text

1. Which document is being proposed to be added to, deleted from, or otherwise modified?

- ☐ Comprehensive Plan Map Amendment
☐ Comprehensive Plan Text Amendment
(includes amendment to the Mineral and Aggregate Significant Site Inventory)

☐ Development Code Text Amendment
☐ Zoning Map Amendment

2. If amendments to the Comprehensive Plan Map are being proposed, what is the current designation and what is being proposed?

Current Designation: Single family home

Proposed Designation: Single multi family homes

3. If amendments to the Zoning Map are being proposed, what is the current zoning and what is being proposed?

Current Zoning: FR

Proposed Zoning: R-2

4. If modifying the Development Code text, please provide a copy of the proposed language as an attachment.

☐ Yes, the proposed development code text is attached.

☒ No, the new development code text has not yet been drafted.

5. What is the current use of the property?

Single family residents

6. Will a Goal Exception be necessary in order to accomplish the desired land use?

☐ Yes, an Exception is part of this application (see OAR 660, Division 4).

☒ No, an Exception is not necessary.

7. Describe the desired land use(s):

Future development

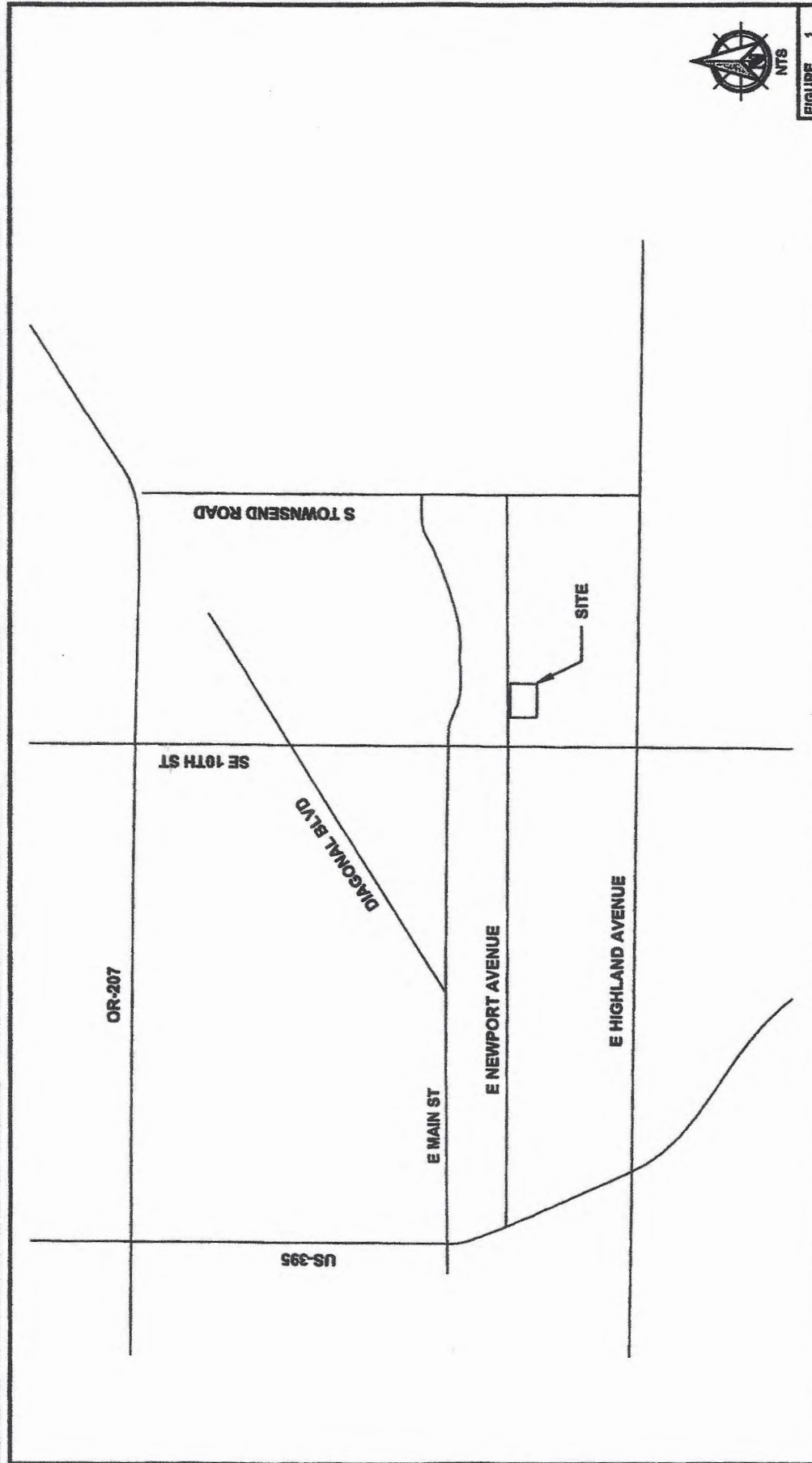
8. Explain how the Amendment will comply with the Comprehensive Plan text and map.

Residential

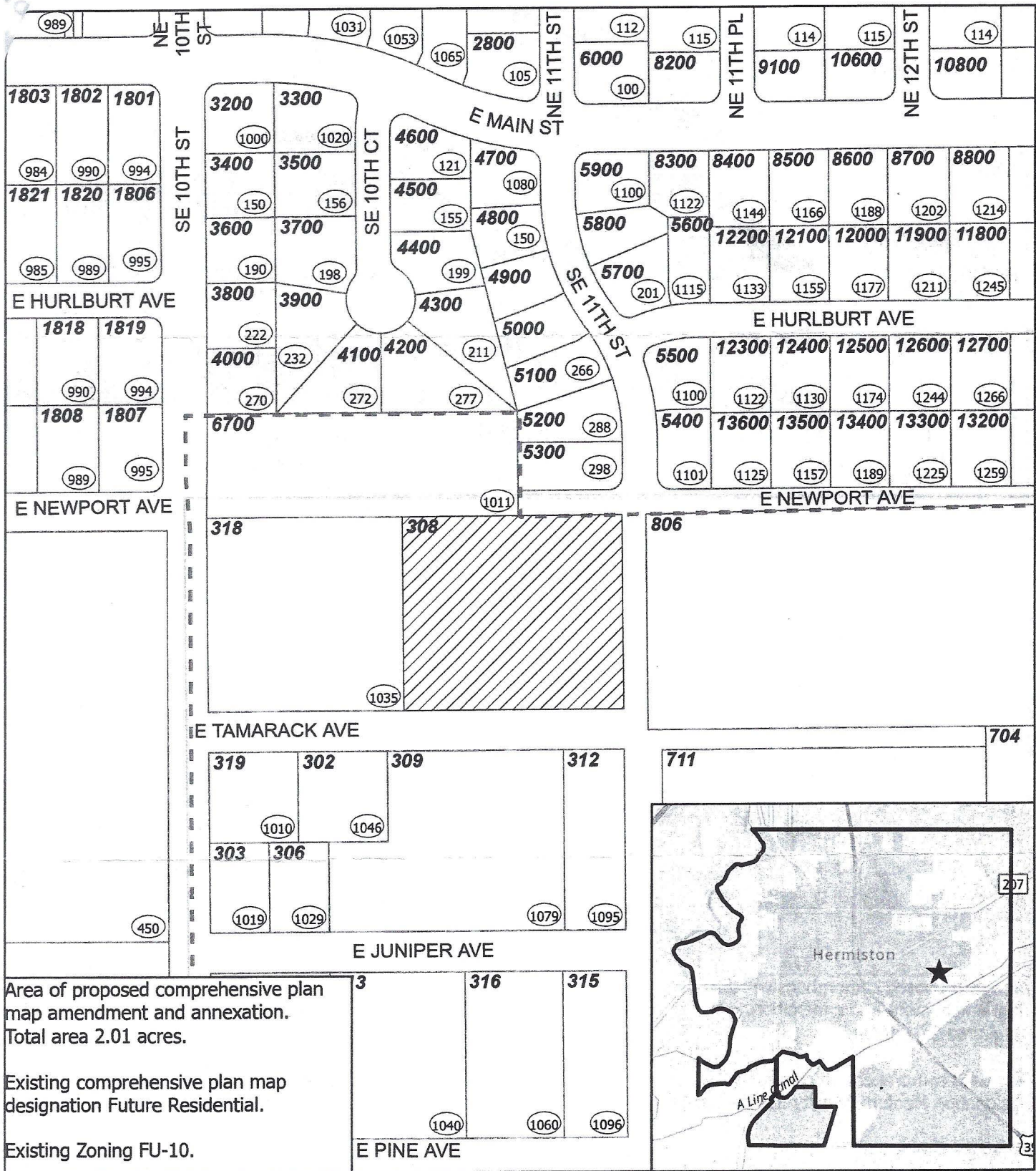
9. **Transportation** - Explain how the Amendment will comply with the Oregon Transportation Planning Rule (TPR) - OAR 660, Division 12, the County TSP and UCDC §152.019, Traffic Impact Analysis (TIA).

this development will ensure efficient utilization of land resources and facilitate economic provision of urban facilities and services because it will add home to our residents.

Future plans for E Tamarack Rd. Extension will add a convenient transportation route to and from the subject property.



Vicinity Map
10TH ST AND NEWPORT DEVELOPMENT



Legend

- Property Line
- City Limits
- Urban Growth Boundary

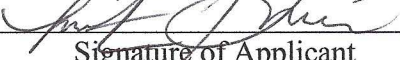
0 200 400
 Feet



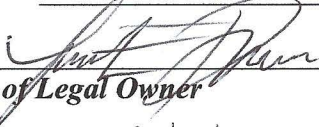

Section 5: Certification

(Please provide legible signatures.)



APPLICANT: I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

X  6/3/25
Signature of Applicant Date
Mayra Reyes
Printed Name of Applicant

PROPERTY OWNER(S): ALL property owners to this land use request are to sign, date and print their names verifying that the applicant is authorized to submit the specified land use request. If there are multiple parcels that are part of this land use request, please indicate which parcel you own. This page can be copied if there are more property owners than this space allows. Attach additional page if necessary.

Legal Owner(s) Mayra Reyes & Felipe Reyes
Mailing Address 1055 W Linda Ave City, State, Zip Hermiston, OR 97838
Parcel Map # _____
X  X 
Signature of Legal Owner Signature of Legal Owner
6/3/2025 6/3/2025
Date Date

* * * * *

Legal Owner(s) Mayra Reyes & Felipe Reyes
Mailing Address 1055 W Linda Ave City, State, Zip Hermiston OR 97838
Parcel Map # 4 N 2812C
X  X 
Signature of Legal Owner Signature of Legal Owner
6/3/25 6/3/25
Date Date

ADDITIONAL PERSON(S) TO SEND NOTICE

Is there anyone else besides the property owner and adjacent property owners who would like to receive notice of this application during its' review period and notice of decision? (Realtor, Prospective Buyer, Attorney, etc.) Provide name and mailing address:

Name: _____ Address: _____

DRAFT MINUTES

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.

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 Ordinance 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 Ordinance Switchyard.

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.

**UMATILLA COUNTY
PLANNING COMMISSION HEARING
August 21, 2025**

**DRAFT 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 Commission 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,

Shawna Van Sickle,

Administrative Assistant