

## AGENDA

**Umatilla County Planning Commission Public Hearing  
Thursday, August 21, 2025, 6:30PM  
Justice Center Media Room, Pendleton, Oregon**

**To participate in the hearing please submit comments before 4PM, August 21<sup>st</sup>  
to [planning@umatillacounty.gov](mailto:planning@umatillacounty.gov) or contact the Planning Department at 541-278-6252**

### **Planning Commission**

Sam Tucker, Vice Chair	Ann Minton
Tami Green	Andrew Morris
John Standley	
Kim Gillet	
Emery Gentry	
Malcolm Millar	

### **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. **Minutes Approval:** May 1, 2025 Meeting and June 26, 2025 Meeting
3. **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.
4. **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 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.

**5. NEW HEARING: TYPE 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.

**6. Election of Chair and Vice Chair**

**7. Other Business**

**8. Adjournment**