MINUTES
UMATILLA COUNTY BOARD OF COMMISSIONERS
Meeting of October 15, 2025
9:00 am, Room 130, Umatilla County Courthouse
Pendleton, Oregon

** **

Commissioners Present:	Chair Cindy Timmons, Vice-Chair Dan Dorran and Commissioner John Shafer
County Counsel	Doug Olsen, Nicholas Warner
Guests Present:	Robert Pahl, Umatilla County Chief Financial Officer; Riley Wortman, Umatilla County IT Program Manager; Megan Davchevski, Umatilla County Planning Manager; Bob Waldher, Umatilla County Community Development Director; Joseph Fiumara, Umatilla County Public Health Director; Analyah Cruz, Umatilla County Public Health; Mike McHenry, PO Box 1405, Pendleton, OR, Owner Pendleton Sanitary Service, Inc.; Denise Hodson, Pendleton Sanitary Service, Inc.; Derek Ranta, Owner Waste Connections US, Inc.; Jason Hudson, Waste Connections Inc.; Clint Spencer, City of Hermiston; Mike Ledbetter, Pendleton, OR; Keava Campbell, Winterbrook Planner;
Video link or Calling in:	None

** **

CALL TO ORDER: Chair Timmons called the meeting to order at 9:00 am. She reminded all that the meeting is a public forum and there is a call-in option provided. There is time on the agenda to provide input (or for hearings) to provide comment. The meeting is being video and audio recorded and minutes will be taken. Also, meetings are now live-streaming. Comments will become part of the meeting record and ask that they be three minutes or under. If persons wish to speak before the Board, please identify yourself and state where you live in order to be heard on the record – also note if you are speaking on behalf of others.

Pledge of Allegiance - led by Chair Timmons.

Awards/Correspondence/Recognitions – Commissioner Dorran thanked Commissioner Shafer for his many accomplishments as his tenure as President of AOC wraps up. AOC is in a great place moving forward.

Chair Timmons complimented Commissioner Dorran on his position as co-chair of transportation and economic development.

Minutes – None

Additions to Agenda – None

Public Comments and Recognition of Visitors – None

Business Items

1. Solid Waste Franchise Transfer – Presented by Bob Waldher, Umatilla County Community Development Director. Pendleton Sanitary Service, Inc. would like to advise the Board of the change in control of PSSI from the McHenry family to Waste Connections US, Inc. This does not require a transfer of either the disposal or collection franchises, which remain in the name of Pendleton Sanitary Service, Inc. The McHenry family is in the process of selling PSSI via a stock sale and would like to ensure the smooth transition of the sale to Waste Connections US, Inc., so that the new owner may continue to provide the quality waste removal service to Umatilla County residents that has been provided by PSSI for the past 44 years. The Solid Waste Advisory Committee reviewed the request on October 14, 2025.

   Mike McHenry, Pendleton Sanitary Service, Inc., PO Box 1405 Pendleton, OR 97801, gave a summary of the process of this transfer and assured competency of the new owners in regards to the changes that are up and coming. PSSI's management team with many years of experience will remain the same and Mr. McHenry will remain as Chair of the SWAC. The commissioners gave praise to Mr. McHenry and family for being a great service provider and asset to the community.

2. Solar Siting Rules - Presented by Bob Waldher, Umatilla County Community Development Director. The Department of Land Conservation and Development (DLCD) recently concluded rulemaking for Eastern Oregon Solar Siting opportunities. Currently, Umatilla County applies the Oregon Administrative Rule (OAR) directly and has not adopted more restrictive standards for solar siting. OAR 660-033-0130(38) currently allows the County to approve up to 12 acres (without taking a Goal 3 exception) on high value farmland, 20 acres on arable lands and 320 acres on non-arable lands. Larger projects can be permitted through the Energy Facility Siting Council (EFSC). Recent rulemaking amended OAR 660 Divisions 23 (which would require Goal 5 solar siting program) and 33 (which require additional analysis and impacts). Both new rules increate the acreage limits for local siting.

   The new Division 33 rules will become applicable in Umatilla County on January 1, 2026, unless the County Commissioners choose to opt-out. Community Development Department staff are requesting direction from the Board of County Commissioners to determine whether to opt-in or out of the new rules. The staff recommendation is for the County to opt-out of the new Division 33 rules. Opting-in would require more of staff's time and allow larger projects throughout the County. **Commissioner Shafer moved to begin the process for opting-out of the new Division 33 rules and adoption of Order No. BCC2025-046. Seconded by Commissioner Dorran. Carried, 3-0.**

3. Planning Commission Appointment – Presented by Megan Davchevski, Planning Division Manager. The Umatilla County Planning Division requests board approval to appoint James (Jim) Setzer as a member of the Planning Commission. The Planning Commission has one vacancy and Mr. Setzer has applied for the position and interviewed with staff and the department's liaison Commissioner. The term would begin immediately and end on December 31, 2028. **Commissioner Shafer moved to adopt Order No. BCC2025-044. Seconded by Commissioner Dorran. Carried, 3-0.**

4. Computer Purchase - Presented by Riley Wortman, IT Program Manager. The Civil Division needs to upgrade 3 video editing capable computers at $2,540 each and 6 regular computers at $1,080 each to be compatible with Windows 11. The quote for the computers, from Price Computers in Milton-Freewater to build them is $14,100. **Commissioner Dorran moved to approve the purchase of 9 replacement computers to be upgraded to Windows 11 for a total amount of $14,100.00. Seconded by Commissioner Shafer. Carried, 3-0.**

5. Community Garden – Presented by Joseph Fiumara, Umatilla County Public Health Director. In UCo Health's 2022-2026 Community Health Improvement Plan, one strategic activity was the creation of a community garden. We have been in talks with City of Pendleton about utilizing some city property for this purpose. A lease agreement has been drafted by the City. Additionally, UCo Health has secured some grant funding from an EOCCO SHARE grant to provide for the initial phase 1 build out.

   Analyah Cruz explained that a community garden is part of the Community Health Assessment. This project was initiated by her predecessor, there has recently been continued interest and after discussing it with the City there are willing to provide the property. It is a good opportunity to promote outdoor activity and healthy eating and also for those who do not have access to garden space. Commissioner Dorran comments that there are several community gardens around Hermiston and it is has been a positive experience for the community. Further funding options are being explored and they are looking to partner possibly with youth groups for ongoing maintenance and cleanup duties. **Commissioner Dorran moved to approve the lease agreement with City of Pendleton and authorize UCo Health to administer the community garden. Seconded by Commissioner Shafer. Carried, 3-0.**

6. HR Payable – Presented by Doug Olsen, Umatilla County Counsel. A payable is before the Board for approval due to the amount. The payment is for SAIF claims reimbursement to avoid increasing the experience rating. **Commissioner Shafer moved to approve payable to SAIF Corporation in the amount of $8,419.34. Seconded by Commissioner Dorran. Carried, 3-0.**

7. Supplemental Budgets – Public Hearing – Chair Timmons opened the public hearing at 9:25 am. The staff report was presented by Robert Pahl, Umatilla County CFO. There are five supplemental budget orders before the Board for consideration. The descriptions of the supplemental budget orders were read to the Board. There were no public comments. Chair Timmons closed the public hearing at 9:28 am. **Commissioner Shafer moved to adopt Order No. Budget2026-02. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-03. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-04. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-05. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-06. Seconded by Commissioner Dorran. Carried, 3-0.**

8. Budget Transfers – Presented by Robert Pahl, Umatilla County CFO. There are six budget transfer orders before the Board for consideration. The description of each transfer was read to the Board. **Commissioner Shafer moved to adopt Order No. Budget2026-07. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-08. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-09. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-10. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-11. Seconded by Commissioner Dorran. Carried, 3-0. Commissioner Shafer moved to adopt Order No. Budget2026-12. Seconded by Commissioner Dorran. Carried, 3-0.**

9. Board Meeting Schedule - Presented by Doug Olsen, Umatilla County Counsel. It is requested to move the first Board meeting in January 2026 to accommodate schedules. The proposal is to move to the following week. **Commissioner Shafer moved to reschedule the January 7, 2026 meeting to January 14, 2026. Seconded by Commissioner Dorran. Carried, 3-0.**

   Recess was taken at 9:33 am to return at 10:00 am.

10. Hines Aggregate – Public Hearing (10:00 am) – Continue to December 10 – Presented by Megan Davchevski, Umatilla County Planning Division Manager. Chair Timmons opened the public hearing at 10:01 am. The land use hearings before the Planning Commission and the Board of Commissioners on the Hines aggregate site have been requested to be continued to allow the applicant time to submit additional evidence. The hearing before the Board scheduled for October 15, 2025, at 10:00 a.m. needs to be continued. The public hearing was closed at 10:02 am. **Commissioner Dorran moved to continue the hearing to December 10, 2025 at 10:00 am in the Courthouse, room to be determined by availability. Seconded by Commissioner Shafer. Carried, 3-0.**

11. City of Hermiston Co-Adoption – Public Hearing (10:00 am) – Chair Timmons opened the public hearing at 10:05 am and read the opening statement. The chair called for abstentions, bias, conflict of interest, declaration of ex-parte contact and objections to jurisdiction. There were none. The opening declaration was read.

    Chair Timmons called for staff report. Staff report presented by Tierney Cimmiyotti, Umatilla County Planner. The City of Hermiston requests Umatilla County to co-adopt an expansion to the City of Hermiston's Urban Growth Boundary (UGB). The approximately 810 acres proposed for inclusion are located south of E. Feedville Road, north of the existing Feed Canal, and between S Ott Road and Oregon Highway 207. The subject properties are located directly south of the Hermiston City Limits and immediately east of the Stanfield Urban Growth Boundary.

    The Hermiston City Council held a public hearing on September 8, 2025 and approved the Comprehensive Plan, Comprehensive Plan Map and Zoning Map Amendments, and subsequently adopted Ordinances 2374 and 2375. Following co-adoption of the City of Hermiston ordinances the subject properties will be annexed into the city.

    The Umatilla County Planning Commission held the County's first evidentiary hearing for co-adoption on September 25, 2025. The Planning Commission recommended approval of the Comprehensive Plan Map Amendment and Zoning Map Amendment Co-Adoption with a vote of 6-0, with one abstention.

    Chair Timmons called for proponents, applicant and/or representative. Clint Spencer, 180 NE 2nd St, City of Hermiston, explained the economic opportunities analysis done in 2024 showed a lack of suitable heavy industrial sites specifically for data centers. The proposed area is unique in that it is unsuitable for many uses but very well suited for heavy industrial use.

    Keava Campbell, Winterbrook Planning, 610 SW Alder St, Portland, OR shared a PowerPoint presentation with maps of the current UGB's, areas that were evaluated for hyper scale data center use, the required criteria for HDC sites, existing utilities and needed improvements. The proposed zoning for the sites would be heavy industrial with a hyper scale data center overlay, ensuring development for that specific need, and a conceptual plan along with public facilities analysis supported the project's feasibility. The significant public improvements needed will be covered by the developer's expense. In closing she requested the County to approve the co-adoption.

    Chair Timmons call for other proponents, in-person or online. There were none. Call for opponents, there were none. Call for comment from public agencies, there were none. Call for rebuttal, there was none. Call for request for continuance or to keep the record open, no request for continuance so the record will remain open. The public hearing was closed at 10:25 am. **Commissioner Dorran moved to adopt Ordinance No. 2025-11 and approve the expansion of Hermiston's UGB, the Comprehensive Plan, Comprehensive Plan**

Map and Zoning Map Amendments as presented by staff and co-adopt Ordinances 2374 and 2375. Seconded by Commissioner Shafer. Carried, 3-0.

12. Executive Session – Employment/Real Property – ORS 192.660(2)(a,b,e,h) – None

Commissioner Reports: None

Meeting adjourned by Chair Timmons at 10:26 am.

Kelsey Bailey

Executive Secretary – Board of Commissioners