



PLANNING COMMISSION

Regular Meeting Minutes
May 10, 2023

Chairman Saylor called the regular meeting to order at 7:00PM. Present were Commissioners Doherty, Hamm, Collins, Fialka, Sargent, Kirkpatrick, and Caplinger. Commissioner Burns was excused. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, and Heather La Beau.

Minutes

Commissioner Fialka moved, and Commissioner Caplinger seconded to approve the minutes of the April 12, 2023, regular meeting. Motion passed unanimously.

Replat- 4N2810 TL 100 4N2810AB TL 2002, 2003, 2100, 2101, 2103, 2104, 2200, 2201, 2203, 2400, 2500 4N2810AC TL 100- 650 W Standard Ave

Planning Director Spencer presented the staff report for the final plat of the Rocky Heights replat.

After some discussion, Commissioner Hamm moved, and Commissioner Fialka seconded to approve the final plat with the conditions. Motion passed.

Minor Partition- 4N2824 TL 600 Amazon Data Services 994 E Penney Ave

Planning Director Spencer presented the staff report. The proposed partition creates two lots, one for the data center and one for a substation that will service the data center. Umatilla Electric Cooperative (UEC) plans to acquire the lot with the substation. A site plan review was completed for both the substation and the data center. The site plan approval contained multiple conditions of approval that remain in effect. No additional approval conditions are proposed for the partition approval. A final plat is required to be submitted. A traffic impact analysis is required with the second data center development.

Testimony

Ryan Thomas, with Perkins Coie (via Zoom) thanked the planning commission and Planning Director Spencer for presenting the partition and appreciates flagging the prior approval conditions.

Commissioner Hamm acknowledged that he is on the board of UEC and declared that he has not pre-judged the application and is able to make an impartial decision. Commissioner Collins declared a potential conflict of interest as a UEC employee. He has not pre-judged the application and is able to make an impartial decision.

After clarification as to the number of employees for the data center, Commissioner Sargent moved, and Commissioner Hamm seconded to make the project file a part of the record. Motion passed. Commissioner Doherty moved, and Commissioner Hamm seconded to adopt the findings of fact. Motion passed. Commissioner Sargent moved, and Commissioner Hamm seconded to approve the preliminary plat and direct the applicant to proceed to final plat preparation. Motion passed.

Planner Comments and Unscheduled Communication

The June meeting will be longer than the May meeting as the agenda is full. A July work session is planned to review proposed parking amendments.



Where Life is Sweet

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Various other projects were discussed including:

- North Hermiston Urban Renewal District
- Safe Routes to School flashing beacon installation
- Tire shop moving to E Elm Ave
- New data center partition
- Development on lot near Public Works on E Elm Ave
- Prairie Meadows Development
- Proposed Amendments to HB 3414

Adjournment

Chairman Saylor adjourned the meeting at 7:28PM.

Heather LaBeau

From: LAPP Thomas <Thomas.Lapp@odot.oregon.gov>
Sent: Monday, May 1, 2023 8:21 AM
To: Heather LaBeau; Kristen Tiede; LANI Richard
Cc: BOYD David W; ESCH Addie
Subject: RE: Land Use Notice
Attachments: Property Owner Notice.pdf

STOP and VERIFY This message came from outside of the City of Hermiston

Heather,

The ODOT Region 5 Access Management Engineer does not object to the proposed minor partition per the attached notice.

The engineer does recall requesting the trip estimates for the site a few months back. Is the information available for total daily trips to the site at completion, including commercial truck trips to the data center?

Thanks,

Thomas Lapp
District 12 Permit Specialist
1327 SE 3rd Street
Pendleton, OR 97801
Ph (541)278-3450
Fax (541)276-5767

From: Heather LaBeau <hlabeau@hermiston.or.us>
Sent: Wednesday, April 26, 2023 8:40 AM
To: Kristen Tiede <KristenTiede@ctuir.org>; LAPP Thomas <Thomas.Lapp@odot.oregon.gov>; LANI Richard <Richard.LANI@odot.oregon.gov>
Subject: Land Use Notice

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Morning,
Attached is a notice being mailed today.
Thanks,

Heather La Beau
(541) 567-5521 xt 5010
City of Hermiston
hlabeau@hermiston.or.us
Where Life is Sweet



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