

MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, September 18, 2025, 6:30pm

COMMISSIONERS

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

COMMISSIONER

PRESENT VIA ZOOM: Andrew Morris, Malcolm Millar and Kim Gillet

COMMISSIONERS

ABSENT: Tami Green

PLANNING STAFF: Megan Davchevski, Planning Manager, Bryce Fairchild, Planner II and Shawwna Van Sickle, Administrative Assistant

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

CALL TO ORDER

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

MINUTES

Chair Tucker called for any corrections or additions to the June 26, 2025, meeting minutes. No other additions nor corrections were noted.

Commissioner Standley moved to approve the draft minutes from June 26, 2025, meeting minutes, as presented. Commissioner Gentry seconded the motion. Motion carried by consensus.

Chair Tucker called for any corrections or additions to the August 21, 2025, meeting minutes. No other additions nor corrections were noted.

Commissioner Minton moved to approve the draft minutes from August 21, 2025, meeting minutes, as presented. Commissioner Gillet seconded the motion. Motion carried by consensus.

NEW HEARING

COMPREHENSIVE PLAN TEXT AMENDMENT #T-098-24, and ZONE MAP AMENDMENT #Z-325-24: JEFF & MICHELLE HINES, APPLICANTS / OWNERS. The applicant requests approval to establish a new aggregate site, add the site to the Umatilla County Comprehensive Plan list of Goal 5 protected Large Significant Sites, and apply the Aggregate

Resource (AR) Overlay Zone to the entire quarry site. The applicant also requests approval to mine, process and stockpile sand and gravel at the site. Batch plants are not proposed at the site. The proposed site is located approximately 2 miles south west of the City of Echo and east of Snow Road. The site is identified on Assessor's Map as Township 3 North, Range 29 East, a portion of Tax 12800. The proposed site is approximately 67 acres and is zoned Exclusive Farm Use (EFU).

The criteria of approval are found in Oregon Administrative Rule 660-023-0040 – 0050, 660-023-0180 (3), (5) and (7), Oregon Revised Statute (ORS) 215.301 and Umatilla County Development Code (UCDC) Section 152.487 – 488.

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

Chair Tucker called for the Staff Report.

Mrs. Davchevski stated the applicant had requested a continuance. The applicant requested that the record remain open but that this hearing be continued until October 23, 2025 at 6:30pm at the Justice Center Media Room, Umatilla County Sheriff's Office, 4700 NW Pioneer Place, Pendleton. Subsequently the Board of Commissioners Hearing would be continued until December 10, 2025 at 10am in Room 130 at the Umatilla County Courthouse, 216 SE 4th Street, Pendleton.

Commissioner Morris asked if the reason for the request were due to the applicant waiting on their permits from Department of Geology and Mineral Industries (DOGAMI).

Proponent: Jennifer Bragar, Attorney, Tomasi Bragar DuBay, 121 SW Morrison, Portland, OR 97204; Ms. Bragar stated the request was submitted due to issues brought forth in the staff report that the applicant's would like additional time to address.

Commissioner Standley made a motion to approve the request for a continuance and hold this Planning Commission hearing on Thursday, October 23, 2025 at 6:30pm and subsequent Board of Commissioners hearing on December 10, 2025 at 10:00am.

Commissioner Minton seconded the motion. Motion passed with a vote of 7:0.

Voting Record:

Yes - Commissioner Gentry, Commissioner Gillet, Commissioner Standley, Commissioner Millar, Commissioner Morris, Vice Chair Minton, Chair Tucker

No – none

OTHER BUSINESS

Mrs. Davchevski stated we have another hearing on September 25, 2025 and only one item will be addressed at that hearing.

ADJOURNMENT

Vice Chair Tucker adjourned the meeting at 6:40PM.

Respectfully submitted,

Shawna Van Sickle,

Administrative Assistant

Minutes adopted by Planning Commission on October 23, 2025.