

MINUTES
UMATILLA COUNTY BOARD OF COMMISSIONERS
Meeting of August 19, 2026
9:00 am, Room 130, Umatilla County Courthouse
Pendleton, Oregon

Commissioners Present: Chair Dan Dorran, Vice-Chair John Shafer and Commissioner Cindy Timmons

County Counsels: Nicholas Warner

Guests Present: Robert Pahl, Umatilla County Chief Financial Officer; Tom Fellows, Umatilla County Public Works Director; Sergeant Rowen Hayes, UCSO; Bob Waldher, Community Development Director; Jason Jensen, CFO; Megan Davchevski, Planning Manager; Joe Fiumara, UCo Health Director; Lekshmy Hirasdas, Kittelson & Associates Planner;

Video link or Calling in: Andrew Parish, Matt Hughart, Kittleson & Associates; Megan Grzybowski Cheryl Jarvis Smith, ODOT; Griffin Beach, Elkhorn Media;

CALL TO ORDER: Chair Dorran called the meeting to order at 9:00 am. He 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 Dorran.

Awards/Correspondence/Recognitions – Chair Dorran commented on how great the Umatilla County Fair and Farm City Pro Rodeo was last week. He expressed his appreciation for the volunteers, sponsors, vendors, county support staff, the Sheriff’s Office and all of the effort it takes for those events to happen.

Minutes – Commissioner Shafer moved to approve the minutes from July 6, July 13, July 15, July 17 and August 3, 2026 Board meetings. Seconded by Commissioner Timmons. Carried, 3 - 0.

Additions to Agenda – Item #4 was added this morning, and is included on both agendas.

Public Comments and Recognition of Visitors – None

Business Items

1. **TSP Update Amendment – Public Hearing** – Chair Dorran opened the Public Hearing at 9:03 am. Staff report presented by Megan Davchevski. Umatilla County proposes a Post Acknowledgment Plan Amendment (PAPA) to amend the Comprehensive Plan and Umatilla County Development Code (UCDC) to implement the proposed adoption of an updated Transportation System Plan (TSP). Umatilla County received a Transportation Growth Management (TGM) grant to complete the TSP update and has been working with Kittelson and Associates to conduct the update. In addition to the TSP document, proposed amendments to the Comprehensive Plan include repealing Chapter 15 and replacing with transportation goals and objectives, and to amend several findings

and policies within Chapters 12 (Economy), 14 (Public Facilities and Services) and 17 (Urbanization).

Amendments to the UCDC include the following sections:

1. Section 152.003 Definitions
2. Section 152.018 Access management and street connectivity
3. Section 152.019 Traffic impact study
4. Section 152.021 Pedestrian access and circulation
5. Section 152.560 and 152.562 Off-street parking requirements
6. Section 152.647 Improvement agreements
7. Section 152.648 Creation of roads, easements and rights-of-way; minimum standard
8. Section 152.751 Compliance with Comprehensive Plan
9. Section 152.767 Conditions to Amendments
10. Section 152.770 Public notices

Notice of this request and public hearings was mailed to public agencies and cities within Umatilla County on July 13, 2026. Notice was also published in the East Oregonian on July 8, 2026, notifying the public of the proposed amendments.

Included in the Board packets are the preliminary findings of fact, proposed Comprehensive Plan text amendment and the proposed text amendments to the Umatilla County Development Code. Also included is Volume I of the proposed Transportation System Plan and the Public Engagement Summary. Volume II consists of the technical appendices, including traffic counts, crash analysis, technical memos, solutions and funding programs and much more. Because Volume II is 724 pages, it is not included in the packet but is available upon request.

The process of approval by the County involves review by the County Planning Commission with a recommendation to the Board of County Commissioners (Board). The Planning Commission voted unanimously with a 5 to 0 vote to recommend approval of the proposed Transportation System Plan, Comprehensive Plan text amendment and UCDC text amendment with the following changes:

1. Add Project I02 to the Intersection Improvement Projects list. Project I02 is future interchange control/interchange modification at the I-84/OR 207 interchange in Hermiston. This project was identified on the maps but inadvertently omitted from the project table in the Planning Commission packets, it has been added to the Board's packets.
2. Add Couse Creek Bridge to the Tier 2 Bridge Project List. After discussion with Tom Fellows, this bridge replacement has been ordered and is anticipated to be replaced this winter. Adding to the Tier 2 list may be unnecessary.
3. Add Cemetery Bridge (Milton-Freewater) to the Tier 1 Bridge Project list. After discussion with Tom Fellows, he was expecting to obtain funding for this bridge replacement by now. However, because funding is still being pursued, it is recommended to add replacing Cemetery Bridge (Milton-Freewater) to the Tier 1 Bridge Project list.

The Board may accept the Planning Commission's recommendation, modify the proposal, or deny the amendment request and make new findings. The Board's decision is final unless timely appealed to the Land Use Board of Appeals.

Matt Hughart introduced the Kittelson team as well as Cheryl Jarvis-Smith from ODOT. A PowerPoint presentation was shared explaining what is involved in a TSP. A TSP is a long-range planning document that identifies multimodal transportation network improvements for the next 20 years. Since the last TSP was completed in 2002, an update is needed, many neighboring entities have recently updated as well. The 7 goals include safety, mobility, connectivity & vitality, community & equity, resilience, strategic investment & collaboration, and flexibility & agility. Ms. Davchevski described the many events attended by staff to achieve extensive public engagement. Mr. Hughart continued to explain components of the TSP with multiple maps showing jurisdiction, functionality, and freight system network. He discussed construction standards for roadways. The total list of desired projects is estimated to be over \$415 million, far exceeding the County's budget, so they were prioritized into Tier 1 and Tier 2 priority project lists, with Tier 1 being of highest priority. They were reminded that these lists are fluid and can change if additional funding sources arise or for a variety of other reasons. The lists are diverse in type, bridges, roadway, intersection, and multimodal improvements as well as a variety of locations throughout the county. He concluded with recognition of the aspirational projects not include in Tier 1 or 2.

Chair Dorran called for opposing comments, comments in favor or neutral. There were none. He called for requests to leave the record open. There were none. Chair Dorran closed the public hearing at 9:37 am. **Commissioner Timmons moved to adopt the Transportation System Plan (TSP) document, the comprehensive plan text amendment and Umatilla County Development Code (UCDC) text amendment, and adopt Ordinance No.26-06 with proposed amendments as presented. Seconded by Commissioner Shafer. Carried, 3-0.**

2. Development Code Update – First Reading -Chair Dorran opened the public hearing at 9:39 am. The opening statement was read by Chair Dorran. He called for abstention, biased, conflict of interest, declaration of ex-parte contact or objections to jurisdiction. There were none. He continued by reading the criteria and called for staff report, which was presented by Megan Davchevski. The applicant, Umatilla County is proposing a Text Amendment to implement several changes resulting from legislative changes to Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR) governing farm and forest zones. Other changes include legislative requirements around family child care homes and child care facilities, residential treatment facilities, and accessory dwelling units (ADU). She explained that in addition to those changes required by OAR and ORS, staff were requesting numerous other sections to be clarified and/or updated. Specific sections included in this code update include the following.

The following proposed changes pertain to resource zones:

1. Update EFU Replacement Dwellings with a Zoning Permit, Section 152.058 (F)
2. Add IRS tax return requirement for primary farm dwellings on both high value and non-high value farmland, Sections 152.059(K)(1) and (2)
3. Update Lot of Record criteria relating to changes to 152.061, Section 152.059(K)(4) July 23, 2026; Umatilla County Planning Commission DRAFT Minutes 7
4. Add family child care homes as an allowed use with a CUP in the EFU zone, Sections 152.060 and 152.617(I)
5. Update EFU and GF CUP impacts test language, Section 152.061
6. Correct a typo for Private Parks in the GF Zone, Section 152.085(C)
7. Update EFU/GF replacement dwelling criteria, Section 152.617(II)(8)
8. Amend private park language in EFU and GF Zones, Section 152.617(I)(O)

The following are non-resource zone changes:

1. Definitions, Section 152.003: revise “daycare / nursery”, add “child care facility”, “family child care home”, “current employment of land for farm use” and “minor betterment of a transmission line”, and minor correction to “farm use” definition (correct ORS reference)
2. Replace “Department of Environmental Quality” with “County Environmental Health” pertaining to onsite septic, various sections
3. Replace “day care or nursery” term with “family child care home” or “child care facility”, as appropriate, various sections
4. Add family child care home and/or child care facility as an allowed use in required zones (legislative requirement in commercial and industrial but excluding heavy industrial zones)
5. Add map of the Depot Industrial Subareas, section 152.237
6. Correct RRSC limitations on uses, section 152.254
7. Add residential treatment facilities as an allowed use in the FU-10 zone, section 152.336 (legislative requirement)
8. Add accessory dwelling unit (ADU) as an allowed use in the FU-10 zone, section 152.336 (legislative requirement)
9. Update Flag Lot standards, section 152.648
10. Remove gender language from various code sections
11. Clarify Type 9 sign language, and increase maximum size limitation Section 152.546(I)
12. Amend Property Line Adjustment Standards for Approval, Section 152.722 to remove subsection (I)(4)
13. Correct Oregon Revised Statute reference, section 152.771

Ms. Davchevski stated that the criteria of approval to amend the Umatilla County Development Code were found in UCDC section’s 152.750 through 152.755. Notice of this request and public hearings were mailed to public agencies on July 13, 2026. Notice was also published in the East Oregonian on July 8, 2026, notifying the public of the proposed amendments. At the July 25, 2026 Planning Commission meeting, the Umatilla County Planning Commission recommended approval of the amendments with a unanimous 5-0 vote, including a specific addition regarding ADU requirements (lot size and building separation compliance).

Chair Dorran called for comments from opponents and then proponents. There were none, no rebuttal. The Chair called for request for continuance, there were none. The date for the second reading was recommended to be at the next Board meeting on September 2, 2026. The public hearing was closed at 9:49 am by Chair Dorran. **Commissioner Shafer moved to schedule the second reading for September 2, 2026 at the regularly scheduled Board of Commissioner meeting. Seconded by Commissioner Timmons. Carried, 3-0. Chair Dorran requested an amendment to identify the relevant Ordinance number. Commissioner Shafer agreed to the amendment as did the second, Commissioner Timmons. Carried, 3-0.**

3. Letter of Support Stanfield Interchange – Presented by Nick Warner, Deputy County Counsel. A request for a letter of support was received from Brent Bybee, contract planner for the cities of Stanfield and Echo. The cities are applying jointly for a Transportation Growth Management (TGM) grant to update the Stanfield Interchange Access Management Plan. Attached is template letter and the email from Brent. **Commissioner Shafer moved to approve the letter and**

authorize the Umatilla County Board Chair to sign the letter of support. Seconded by Commissioner Timmons. Carried, 3-0.

4. UCSO Purchase – ATV’s – Presented by Rowan Hayes, UCSO. The County has several ATV’s and other SAR assets that need to be replaced due to age and condition of unreliability. The County has been offered a grant from the Oregon Parks and Recreation Department (OPRD) to use for the purchase of two new ATV’s. The total project amount of \$20,000.00 consisting of 20 percent from Umatilla County and 80 percent reimbursed by OPRD. The 20 percent match will be made through the sale of a surplus trailer and two surplus ATV’s. UCSO Unit No.’s 352 trailer, 353 ATV, 354, ATV. Three quotes were obtained and are attached. Staff recommendation is to purchase the ATV’s from Teeters Toys. This is not the lowest quote, but it is the closest vendor, considering travel time and expense this would be the most efficient vendor to purchase from. **Commissioner Shafer moved to approve acceptance of the OPRD grant and the purchase of two ATV’s from Teeters Toys, Baker City, OR in the amount of \$19,648.94. Seconded by Commissioner Timmons. Carried, 3-0.**
5. Public Works Purchase – Thorn Hollow Bridge Monitoring – Presented by Tom Fellows, Public Works Director. A work order from Anderson Perry & Associates has been submitted to perform monitoring of the Thorn Hollow Road Bridge. There were additional requirements when funding was accepted from the Federal government for the bridge; 3 years of monitoring fisheries and 1 year of monitoring the vegetation surrounding the bridge, this is part of the NEPA process. Anderson Perry & Associates will bare the responsibility of filing the required reporting paperwork. **Commissioner Shafer moved to approve payment to Anderson Perry & Associates in the amount of \$12,000.00 for the work described in the work order. Seconded by Commissioner Timmons. Carried, 3-0.**
6. RFP Award for Bridge - Presented by Tom Fellows, Public Works Director. On August 5, 2026 the Board authorized issuance of a request for proposals to replace the bridge on Sam’s Road that was destroyed in the Dry Creek Fire. Umatilla County received one responsive bidder. The Public Works Department recommends including the \$7,500 guard rail addon in the contract for purchase. The recommendation is to award the contract to the only responsive bidder. Commissioner Shafer asked why the timeline for replacement of this bridge is a quicker turnaround than Couse Creek Bridge. Mr. Fellows explained that this bridge only accesses one property, so it has much lower Average Daily Traffic (ADT), it is half the width and does not require a new foundation. All of these items add up to a lower cost. **Commissioner Shafer moved to approve notice of intent to award contract for purchase of a steel bridge with guardrail addon to Spanweld Bridges in the amount of \$64,309.72. Seconded by Commissioner Timmons. Carried, 3-0.**
7. Umatilla County Tourism Website – Additional Funding – Presented by Bob Waldher, Community Development Director. On December 29, 2025 the Board of Commissioners authorized the Community Development Department to contract with Duquette Media in the amount of \$10,000 to develop a standalone “Explore Umatilla County” website. In an effort to collect additional media for the website, the project experienced a budget overrun of \$500. Community Development staff propose using the Umatilla County tourism budget to fund the additional cost. **Commissioner Dorran moved to authorize Community Development Department to utilize tourism funding to cover the additional \$500 needed for completion of the “Explore Umatilla County” website. Seconded by Commissioner Shafer. Carried, 3-0.**

8. Morrow County TRL IGA - Presented by Joe Fiumara, Public Health Director. Morrow County Board has this IGA on its agenda for this week's meeting. This agreement would allow OHA to directly delegate the inspections for the TRL program in Morrow County to UCo Health, and allow the monies to pay for that work to be paid directly to UCo Health, until such time that OHA, or either County decides to terminate the agreement. This work would be conducted under the direction of OHA Program Element 76. This would add a slight increase to the workload but would add to the revenue stream for the department. **Commissioner Timmons moved to approve the IGA and authorize chair to sign. Seconded by Commissioner Shafer. Carried, 3-0.**
9. Property Reconveyance - Presented by Nick Warner, Deputy County Counsel. Authorization is sought for the sale of property foreclosed on for delinquent property tax – Tax Lot 2N3300-00-04402. The county received a request to sell the property back to the record owner. As provided under Oregon law, the Board has the ability to sell property back to the record owner for an amount not less than the taxes owing at the time of the deed plus interest. The amount on this account would be \$22,928.50. The county has received the funds for this purchase. **Commissioner Shafer moved to adopt Order No. TX2026-05. Seconded by Commissioner Timmons. Carried, 3-0.**
10. National Emergency Management Awareness Month – Presented by Chair Dorran. It has been requested that an order proclaiming August 2026 as National Emergency Management Awareness Month be added considered by the Board. Order No. BCC2026-042 was read by Chair Dorran. The proclamation recognizes the critical role of local emergency managers, community leaders, and FEMA in developing preparedness, response, recovery, and mitigation programs, and expresses appreciation for their dedication to protecting the public against hazards and risks. **Commissioner Dorran moved to adopt Order No. BCC2026-042. Seconded by Commissioner Shafer. Carried, 3-0.**
11. Fair Board Appointment – Presented by Nick Warner, Deputy County Counsel. Due to the resignation on the Fair Board and appointment of the Board Elect to that vacancy, there is a vacancy for a Board Elect to the Fair Board. The recommendation is to appointment Paul McDonough as a Board Elect for the 2027 fair, with the formal term beginning January 1, 2028. **Commissioner Shafer moved adopt Order No. BCC2026-043. Seconded by Commissioner Timmons. Carried, 3-0.**
12. Lower Columbia Basin Water Committee Allocation – Presented by Chair Dorran As previously discussed in the 8/17/2026 Work Session, it has been requested that the County contribute \$10,000 to the proposed Lower Columbia Basin Water Committee for startup costs. **Commissioner Shafer moved to authorize the county to allocate \$10,000 to the Lower Columbia Basin Water Committee. Seconded by Commissioner Timmons. Carried, 3-0.**
13. Executive Session – Employment/Real Property – ORS 192.660(2)(a,b,e,h) – None

Commissioner Reports:

Commissioner Shafer: He congratulated and thanked the county staff who drove the golf carts at the County Fair. Thanks to Jennifer Blake for coordinating this effort.

Commissioner Dorran: He thanked commissioner Timmons for her involvement and coordination with the Housing tour taking place today and tomorrow.

Commissioner Timmons: None

Meeting adjourned by Chair Dorran at 10:18 am.

Kelsey Bailey

Executive Secretary – Board of Commissioners