

**MINUTES**  
**UMATILLA COUNTY PLANNING COMMISSION**  
**Meeting of Thursday, April 28, 2022, 6:30pm**

**Umatilla County Justice Center, Media Room, 4700 NW Pioneer Place, Pendleton, OR**

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**COMMISSIONERS**

**PRESENT:** Suni Danforth, Chair, Don Wysocki, Vice Chair, Tammie Williams, Tami Green, Sam Tucker, John Standley, Jodi Hinsley & Emery Gentry

**ABSENT:** Cindy Timmons

**STAFF:** Bob Waldher, Planning Director; Carol Johnson, Senior Planner, Megan Davchevski, Planner/ Transit Coordinator; & Tamara Ross, Planner II/ GIS

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

**CALL TO ORDER**

Chair Danforth called the meeting to order at 6:32pm and read the Opening Statement.

**NEW HEARING**

**TEXT AMENDMENT #T-088-22, PLAN AMENDMENT #P-133-22 & ZONE MAP AMENDMENT #Z-320-22; WADE AYLETT, APPLICANT, ROCK-IT LLC c/o WADE AYLETT, OWNER.** The applicant requests to expand a previously approved aggregate quarry (Rock It #2 Quarry) and add the site to the Umatilla County Comprehensive Plan list of Goal 5 protected significant aggregate resource sites and apply the Aggregate Resource (AR) Overlay Zone to the entire quarry site. The property site is comprised of several tax lots located southeast of the Interstate 82/84 interchange. The site is identified on assessor’s map as Township 4 North, Range 27 East, Section 36, Tax Lots 400, 500, 600, 700, 800, 1400 and 1500 and Township 4 North, Range 27 East, Section 25, Tax Lot 900. The site is approximately 140 acres and zoned Exclusive Farm Use (EFU).

Chair Danforth called for any abstentions, bias, conflicts of interest, declarations of ex-parte contact or objections to jurisdiction. She called for the Staff Report. Commissioner Tucker chose to abstain from voting due to the fact that he had previously been hired by the applicant.

**STAFF REPORT**

Megan Davchevski, Planner, presented the Staff Report. Mrs. Davchevski stated that the applicant, Rock-It LLC, requests to expand an existing quarry (Rock-It #2 Quarry) to the Umatilla County Comprehensive Plan list of Goal 5 protected significant aggregate resource sites and apply the Aggregate Resource (AR) Overlay Zone to the entire quarry site. This site is comprised of numerous tax accounts, totaling up to approximately 140 acres. The subject property is just southeast of the Interstates 82 and 84 Interchange, south of the Westland Road Interchange, west of Colonel Jordan Road and south of Stafford Hansell Road.

Mrs. Davchevski explained that the previous approval for approximately 55 acres was considered a small significant site. This proposed expansion would increase the site as a large significant site. The applicant intends to continue the activities approved in the 2012 Conditional Use Permit (CUP); expanding the mining area to excavate aggregate, batch the aggregate for various commercial and industrial projects, stockpile unused aggregate material for current and future use and process the aggregate into both asphalt and concrete. She added that, both sand and gravel materials are available on this site. The criteria of approval for this request are found in Oregon Administrative Rule (OAR) 660-023-0040 – 0050, 660-023-0180(3), (5) & (7) and Umatilla County Development Code (UCDC) Section 152.487 – 488.

Mrs. Davchevski distributed a follow-up email from County Public Works Director, Tom Fellows, regarding road improvements. She requested for the email to be added into the record as Exhibit C. Mr. Fellows requested that the applicant be required to improve the public right of way, Center Street (which should be named Noble Road for consistency) to the County Road gravel P-2 standard which is a 22 foot wide improved surface. As previously mentioned, this email was a follow-up response to Mr. Fellow's first email received April 20, 2022 which is included in the Commissioner's packets. This road improvement standard, County P-2 Road Standard, will need to be added to Subsequent Condition #3 for clarification.

Following these comments from Mr. Fellows, staff failed to edit the findings in several areas regarding the Colonel Jordan Road/ Nobles Road access. Edits were made under the Comments section on page 10, and Subsequent Condition #2. Edits to responses to OAR 660-023-040 (5)(b)(C) located on page 15 and UCDC 152.488(4) located on page 29 are needed for clarification and consistency to capture the April 20th comment provided by Tom Fellows.

Staff visited with County Legal Counsel regarding road access and Subsequent Conditions #2, #3 & #4. County Counsel stated that the requested action is an expansion of an existing use and not a new use or "redevelopment" as called out in the Interchange Area Management Plan (IAMP). Therefore, the existing access does not have to comply with the IAMP requirements. Additionally, he pointed out that requiring the existing access to be closed could become problematic because there is an existing use and access point. County Counsel stated that the proposed new access point on Colonel Jordan Road should comply with the IAMP spacing requirement of 1,320 feet, as well as County Public Works requirements.

Mrs. Davchevski explained that the Planning Commission must include in the recommendation to the Board of County Commissioners whether to keep the Conditions of Approval as presented, or modify the imposed conditions and establish new findings.

She concluded that the process of approval by the County involves review by the County Planning Commission with a recommendation to the Board of County Commissioners (BCC). The decision includes a set of Precedent and Subsequent Conditions of Approval. The Planning Commission is tasked with determining if the application satisfies the Criteria of Approval based

on the facts in the record. Additionally, the BCC must hold a public hearing to make a decision whether or not to adopt the proposed amendments. A public hearing before the BCC is scheduled for June 1, 2022 at 9am in Room 130 of the Umatilla County Courthouse in Pendleton, Oregon.

Mrs. Davchevski stated that the hearing packet includes the following documents for review; 1500-Foot Impact Area Map, County Preliminary Findings and Conclusions, Proposed Comprehensive Plan Text Amendment, Proposed Zoning Map Amendment, Aggregate Quantity Map, Lab Reports (MT&I 2010), ODOT Region 5 comment, Umatilla County Public Works comments (dated April 11 and April 20) and Westland Road/I-84/I-82 Interchange Area Transportation Plan pages 5-5 through 5-8.

Commissioner Wysocki asked if any of the agencies involved in the approval process have requirements for reclamation and grading. Mrs. Davchevski stated that Oregon Department of Geology and Mineral Industries (DOGAMI) will impose requirements for mining reclamation. She pointed out that reclamation is addressed in the Preliminary Findings and Conclusions on page 17 of the Commissioner's packets, under 'Applicants Response' to subsection (f) [Post mining uses], "The applicant is currently considering the installation of a photovoltaic solar energy generating facility as a post-mining use." She explained that the Planning Commission does not have authority to decide how the property will be used when aggregate mining ends, provided the use is allowed within the UCDC.

**Applicant Testimony:** Applicant, Wade Aylett, 74854 Washington Lane, Irrigon, Oregon 97844. Also testifying on behalf of the applicant; Carla McLane, Consultant, Carla McLane Consulting, LLC, 170 Van Buren Drive, Umatilla, Oregon, 97882; Wendie Kellington, Attorney, Kellington Law Group, PO Box 159, Lake Oswego, Oregon, 97034.

Ms. McLane stated that this application includes requests to; seek Goal 5 protections, apply the AR Overlay Zone, allow mining, processing and batching of asphalt and concrete, and stockpiling of aggregate materials on site. She stated that she has presented similar requests before the Planning Commission in the past, but added that this site is different because it is comprised entirely of sand and gravel aggregate and does not contain basalt rock.

Ms. McLane provided a PowerPoint presentation to the Planning Commission which started with a background explanation and history of the site. She provided a copy of approved Zoning Permit #ZP-20-142, issued by Umatilla County in July of 2020, and requested that the document be added to the hearing record as Exhibit A. The Zoning Permit finalized approval of Conditional Use Request #C-1204-12 to establish a mining operation with an extraction area, stockpile area, batch plant and weigh scale at this site. She clarified that, although it has been approved, the asphalt batch plant has not yet been developed. She directed the Planning Commissioners to a site plan provided by the applicant on page 39 of the packets. The proposed location of the asphalt batch plant is on the east side of the property, south of the truck stop, adjacent to Colonel Jordan Road. They plan for the concrete batch plant to be located on the

northeast section of the property, west of the truck stop. Ms. McLane displayed a Google Earth map and provided further explanation as to how the land is being used at this time, as well as the changes proposed by the applicant. She reiterated that existing mining operations will not change under this proposal.

Ms. McLane explained that approval of #ZP-20-142 allowed for the placement of the scale house connected to Tax Lots #700 & #800 on Assessor's Map 4N2736. However, the applicant realized that the scale house was actually established on Tax Lot #900. Therefore, the applicant requests that Tax Lot #900 be added to the significant aggregate resource site list and be approved for mining operations as well.

Ms. McLane stated that there is a large quantity of high quality material available at this site and the applicant requests to add approximately 85 acres to the county inventory of significant aggregate resource sites, making the entire 140 acre site (4N2736, Tax Lots #400, #500, #600, #1400 and #1500, with #700 & #800 being previously approved, and 4N2736, Tax Lot #900) a large significant site.

Ms. McLane explained that there is an existing dwelling on Tax Lot #800 (addressed as 28598 Stafford Hansell Road) with an access point located on Tax Lot #900 off Stafford Hansell Road. She stated that the applicant has plans to remove the home in the future, when mining operations reach that portion of the property. She added that the existing mining operations currently use the access off Stafford Hansel Road, and that will not change. She clarified that they do not require alternative access off Colonel Jordan Road at this time. In the future, if they do need a new access point off Colonel Jordan Road, they agree to meet the requested access spacing from the interchange of 1,320 feet and the new access point would only serve the new mining operations on 4N2736 Tax Lots #400, #500, #600, #1400 and #1500 and 4N2736, Tax Lot #900.

Commissioner Wysocki asked if the asphalt & concrete batch plants will produce any byproducts which need to be regulated by DOGAMI. Mr. Aylett said no, that is not an issue. However, he expressed that he has been experiencing problems with water at the site. He believes that the water issue has kept him from farming the land properly before this year. He stated that he invested \$70,000 in a well and it dried after one hour of pumping. He has placed a new water tank on site and is currently talking with a person connected with the Amazon facilities in the area and hopes to reach an agreement that allows him to store their wastewater for use in his wash plant and dust abatement activities. Mr. Aylett provided a letter dated April 28, 2022, in support of his request, to be entered into the record as Exhibit B.

Ms. McLane stated that there is an estimated 4.8 million tons of mineable sand and gravel on the subject property and only 10% of the available material has been extracted thus far. Testing of site materials for durability, soundness and specific gravity exceeds the Oregon Standard Specifications for Construction, meeting specifications required to be considered a significant aggregate resource site. Therefore, she believes that this site meets both quantity and quality

criteria to be listed as a significant aggregate resource site, per OAR 660-023-0180(3)(a). She stated that, if approved, any new residential or social gathering uses proposed within the impact area would require the person proposing such activities to be informed of the mining operation and sign a statement accepting normal mining activity at the site, waiving their ability to pursue a claim for relief based on mining activities.

Ms. McLane stated that the applicant strongly objects to the County staff requesting exactions to close the existing access to Stafford Hansell used by the existing operation and dwelling, and access the site only using Colonel Jordan Road via a 30 foot unimproved right-of-way known as Center Street. She stated that the exactions requested by County Staff to close the existing Stafford Hansell access, and to improve Center Street to get to Colonel Jordan Road, rests entirely on the IAMP and ODOT. She argued that the Staff Report acknowledges, “ODOT provided comment stating that the current access point to Colonel Jordan Road is approximately 240 feet from the I-84 eastbound exit ramp. This could cause congestion at the intersection, should new commercial vehicle trips be generated using the frontage road in close proximity to the interchange.”

Ms. McLane insisted that no new commercial trips will be added. Therefore, she believes that the IAMP and ODOT do not require these exactions as there is no essential nexus to any approval standard for the exactions. She estimated that, at worst, approximately 30 new trips will be added to retrieve product from the concrete batch plant, but those will take place at the other access point that already exists on Stafford Hansell Road. She insisted it is not enough of an increase to demand that they close an access point and require the applicant to build hundreds of thousands of dollars’ worth of new access over an otherwise totally unimproved Center Street. Additionally, she believes that those requirements would result in unsafe and vastly inefficient vehicular travel.

Ms. Kellington explained that Stafford Hansell Road is the current point of access for the existing mining operations and is a paved County Road providing access to a dwelling which has established a legal right of access. She believes it is inappropriate for County Staff to require the closure of the existing access point on Stafford Hansell Road and inappropriate that they require the applicant to build a new access point through the property to Center Street to meet Colonel Jordan Road. She believes the only condition that should be imposed by County Staff should be that when they apply for an access permit in the future, they must comply with the 1,320 foot setback requirement from the interchange.

Ms. Kellington stated that the following proposed Conditions of Approval should be rejected; requirement to obtain a Umatilla County Public Works Road Approach Permit for Colonel Jordan Road to Center Street, to be named Noble Road; requirement to improve the existing 30 foot public right-of-way, Center Street, to be named Noble Road to the gravel County Road Standard; requirement to discontinue the site access from Stafford Hansell Road.

Ms. McLane stated that the applicant requests for County Staff to amend the Staff Report to remove the findings related to the IAMP and the relocation of the access from Stafford Hansell Road to Colonel Jordan Road via Center Street (Noble Road). Additionally, they request that Staff remove Conditions of Approval 2, 3, & 4 and include a Condition of Approval to require that if the applicant requests an access to Colonel Jordan Road in the future, they must obtain a county access permit. She made clear that the applicant does not object to a condition requiring that new access off Colonel Jordan Road be required to meet a 1,320 foot setback standard, even though it does not automatically apply.

**Opponent Testimony:** None.

**Public Agencies:** Mrs. Davchevski asked that the follow-up email comment from Tom Fellows at Umatilla County Public Works, dated 04/20/22, be entered into the record as Exhibit C.

There were no additional comments from public agencies.

Chair Danforth closed the hearing for deliberation and added the following documents into the hearing record; Copy of approved Zoning Permit #ZP-20-142, issued by Umatilla County 07/07/20 as Exhibit A; Mr. Aylett's letter in support of his request dated 04/28/22 as Exhibit B; and follow-up email comment from Tom Fellows at Umatilla County Public Works, dated 04/20/22 as Exhibit C.

### **DELIBERATION & DECISION**

Chair Danforth stated that she believes it is reasonable for the applicant to request removal of Conditions of Approval 2, 3, & 4 and include a Condition of Approval to require that if the applicant requests an access to Colonel Jordan Road in the future, they must obtain a county access permit. Commissioner Standley concurred. Commissioner Williams also agreed and stated that she is comfortable approving the request with the conditions requested by the applicant. She believes the location of this site is ideal because the activity does not affect any dwellings and it's close proximity to the interstate will allow for the applicant to easily provide materials to support new development occurring all over the county.

Commissioner Standley made a motion to recommend approval of Text Amendment #T-088-22, Plan Amendment #P-133-22 & Zone Map Amendment #Z-320-22; Wade Aylett, Applicant & Owner, striking Subsequent Conditions #2, #3 & #4 and adding a Subsequent Condition stating, "when the property owner requests a new road access from Colonel Jordan Road to serve the batch plant, a County Road Access Permit shall be obtained that meets at a minimum, the 1,320 foot spacing requirement from the interchange ramps", to the Board of County Commissioners. Commissioner Williams seconded the motion. Motion passed with a vote of 8:0.

A public hearing before the BCC is scheduled for Wednesday, June 1, 2022 at 9am, Room 130 of the Umatilla County Courthouse.

## NEW HEARING

**UMATILLA COUNTY DEVELOPMENT CODE TEXT AMENDMENT #T-089-22; RANDALL & MARIE MARTIN SCOUT CAMP LLC, APPLICANT/ OWNER.** The applicant requests a Post-Acknowledgment Plan Amendment (PAPA) to amend the text of the Umatilla County Development Code (UCDC) to permit youth camps, as provided in Oregon Administrative Rule (OAR) 660-033-130(40) & OAR 660-006-0031 through issuance of a Conditional Use Permit on lands zoned Exclusive Farm Use (EFU) and Grazing Farm (GF).

Chair Danforth called for any abstentions, bias, conflicts of interest, declarations of ex-parte contact or objections to jurisdiction. There were none. She called for the Staff Report.

## STAFF REPORT

Carol Johnson, Senior Planner, presented the staff report. Mrs. Johnson stated that the applicants, Randall and Marie Martin, request a Post-Acknowledgment Plan Amendment (PAPA) to amend the text of the Umatilla County Development Code (UCDC) to permit youth camps on lands zoned Exclusive Farm Use (EFU) and Grazing-Farm (GF), as provided in Oregon Administrative Rules (OAR) 660-033-0130(40). UCDC Sections 152.750 - 152.755 govern the local amendment application process and includes that a land use hearing before the Planning Commission and Board of Commissioners (BCC) be held. The amendment process is legislative and the Planning Commission will make a recommendation to the BCC for a final decision.

Mrs. Johnson stated that, in 1999, the Oregon State Legislature added youth camps to the list of uses allowed in farm and mixed farm-forest zones. Subsequently, state rulemaking was completed, filed and included in OAR 660-033-0130(40) for EFU and mixed farm-forest lands, and OAR 660-006-0031 for forest lands. She explained that youth camps were not locally adopted into the UCDC at that time. The applicant, Randall and Marie Martin Scout Camp LLC is requesting to adopt youth camps as a conditionally allowed use in EFU and GF Zones.

If approved, the applicant has indicated that they plan to submit an application for a Conditional Use Permit (CUP) request to operate a scout camp on an EFU or GF Zoned parcel of land in Umatilla County. She clarified that the issue to be decided upon at the hearing today is whether or not to add youth camps to the list of uses allowed in the farm and mixed farm-forest zones in Umatilla County. Today's hearing does not include making a decision on any particular conditional use request to operate a scout camp in Umatilla County on any specific EFU or GF Zoned land, at this time.

Mrs. Johnson stated that the hearing packet includes the following documents for review; copies of the proposed UCDC language, code definitions, OAR language for youth camps, County Preliminary Findings & Conclusions and an email comment provided by the Oregon Department of Transportation (ODOT) in support of proceeding with this amendment request.

Mrs. Johnson concluded that the applicant's representative, Patrick Gregg, is present at the hearing to testify in support of this amendment request and answer any additional questions the Planning Commission may have regarding this proposal.

Commissioner Tucker asked about the origin of the language used in making the code updates. Mrs. Johnson clarified that she used language adopted in the Oregon Administrative Rules.

**Applicant Testimony:** Testifying on behalf of the applicants, Randall & Marie Martin Scout Camp LLC; Patrick Gregg, Attorney, Corey, Byler & Rew LLP, PO Box 218, Pendleton, OR 97801; and Carl Imhoff, Vice President of Properties for Boy Scouts of America, Blue Mountain Council and Ranch Committee Member for Randall & Marie Martin Scout Camp LLC, 1201 Llandwood Avenue, Richland, WA 99352.

Mr. Gregg stated that Randall & Marie Martin Scout Camp is a several thousand acre parcel of land located on McKay Creek, just outside the City of Pilot Rock. The property was gifted to the scouts by a man named Randall Martin. Randall & Marie Martin Scout Camp LLC is a joint operation between the Boy Scouts of America Blue Mountain Council and the Girl Scouts of America.

Mr. Imhoff explained that he has been involved with scouting for decades and he currently serves on the board of the Boy Scouts of America Blue Mountain Council as Vice President of Properties. He stated that the Boy Scouts and Girl Scouts have a vision for utilizing the property with a focus on stewardship through activities like agriculture and grazing. They continue to lease the grass on site for cattle grazing, conduct invasive weed spraying, work with the Oregon Department of Forestry on land management issues and lease the property to Ellis Hunting Ranch LLC for professional guided hunting activities in the fall. They intend to continue the use of the fully operating cattle ranch, in addition to leveraging the property to support outdoor programs related to scouting. They would like to offer the opportunity for scouts to participate in rustic camping, backpacking, outdoor skill building, wildlife education and various service projects at the site.

Discussion continued about the specific plans for Randall & Marie Martin Scout Camp LLC to submit a CUP application in the future, to operate a scout camp on approximately 3,400 acres of land located on Assessor's Maps 1N34 Tax Lot #6100 and 1S34 Tax Lot #1300 (addressed as 68001 North Fork McKay Creek Road).

Mrs. Johnson reminded the Planning Commission that any CUP request for Randall & Marie Martin Scout Camp LLC to operate a scout camp on a particular site would come at a later date. Additionally, the CUP request would only be considered if this Text Amendment (#T-089-22) is adopted by the BCC. The only matter before the Planning Commission today is to make a recommendation to the BCC concerning the request by the applicant to amend the text of the UCDC to permit youth camps through a CUP on lands zoned EFU & GF in Umatilla County.

**Proponent Testimony:** Terry Anderson, Rancher, 68601 Motanic Road, Pilot Rock, OR 97868. Mr. Anderson explained that he was raised on the ranch located below the property at 68001 North Fork McKay Creek Road. He believes young kids would benefit from education and exposure to agricultural activities and supports a future CUP request by Boy Scouts of America to operate a youth camp at the site. Discussion continued about the benefits of the specific site as part of a future CUP request.

**Proponent Testimony:** Lieutenant Karl Farber, Oregon State Police, 2130 SW Quinney Avenue, Pendleton, OR 97801. Mr. Farber stated that he has lived in Pendleton for 23 years and was very involved with scouting throughout his youth, reaching the rank of Eagle Scout. He now has two sons in scouting and currently volunteers as a Scout Master. Mr. Farber provided additional testimony related to the benefits of scouting and youth leadership skill building. He is in support of the applicants request to amend the text of the UCDC to permit youth camps on lands zoned EFU & GF in Umatilla County and hopes they get the opportunity to operate a scout camp at the site owned by Randall & Marie Martin Scout Camp LLC, in the future.

**Applicant Rebuttal:** Patrick Gregg, Attorney, Corey, Byler & Rew LLP, PO Box 218, Pendleton, OR 97801; and Carl Imhoff, Vice President of Properties for Boy Scouts of America, Blue Mountain Council and Ranch Committee Member for Randall & Marie Martin Scout Camp LLC, 1201 Llandwood Avenue, Richland, WA 99352. Commissioner Standley asked if Mr. Gregg has reviewed the potential language of the Text Amendment provided by County Staff, and if he feels there is anything additional to consider in this request. Mr. Gregg stated that he has reviewed everything prepared and does not have anything to add. He reiterated that, if this request is approved and the UCDC is amended, the applicant intends to submit a CUP application to operate a scout camp outside Pilot Rock on the property identified as Assessor's Maps 1N34 Tax Lot #6100 and 1S34 Tax Lot #1300, both zoned EFU.

Commissioner Tucker asked about the section under OAR 660-033-0130(40)(b)(a), which would require that a youth camp be located on a unit of land that is at least 1,000 acres in size. He asked if there would be any harm or disadvantages in considering a smaller minimum acreage standard. Additionally, he expressed concern about OAR 660-033-0130(40)(h)(D)(i), which requires that a fire safety protection plan be adopted for each youth camp that includes a 1,000 gallon mobile water supply, "that can reasonably serve all areas of the camp". He suggested that the language be adjusted to say, "...that can reasonably serve all vehicle accessible areas of the camp". He expressed that he would not like to see donated properties or other ideal sites in the future, be denied only because certain areas of a proposed property is not accessible to a 1,000 gallon water tank or the site is less than 1,000 acres in size.

Mr. Gregg stated that they do not have a strong opinion about the requirement for fire safety protection plan to include a 1,000 gallon water tank or the issue of the 1,000 acre minimum size requirement. However, he agreed with Commissioner Tucker that those restrictions could

potentially create a hardship for others in the future. Mr. Gregg advised that County Staff could provide more guidance on those issues.

Commissioner Standley asked if it would be beneficial to amend the language under OAR 660-033-0130(40)(h)(D)(i) to say, "...that can reasonably serve all structures in the camp". Chair Danforth pointed out that the language includes the term 'reasonably' which allows for some flexibility. Commissioner Tucker stated that he does not feel the fire suppression language should be limited to only serve structures because activities could take place in fields or other grassy areas and he believes they should have the ability to suppress fires in those locations as well.

Chair Danforth closed the hearing for deliberation.

### **DELIBERATION**

Commissioner Williams made a motion to recommend approval of Umatilla County Development Code Text Amendment, #T-089-22 to the BCC. Commissioner Green seconded the motion. Motion passed with a vote of 8:0.

A public hearing before the BCC is scheduled for Wednesday, June 1, 2022 at 9am, Room 130 of the Umatilla County Courthouse.

### **MINUTES**

Chair Danforth called for any corrections or additions to the minutes from the March 24, 2022 meeting. There were none. Commissioner Tucker moved to approve the minutes as presented. Commissioner Wysocki seconded the motion. Motion carried by consensus.

### **OTHER BUSINESS**

Mr. Waldher stated that Mrs. Johnson has been working on a Development Code Text Amendment to capture legislative changes that have occurred over the last several years, as well as GF & EFU related updates. The Planning Commissioner's packet for the May 26, 2022 hearing will contain a lot of material and he advised that they start reviewing it earlier than usual.

Mrs. Johnson stated that the proposed Development Code Amendments to be presented in May will contain language taken from the Oregon Administrative Rules. The changes include adding new terms under the 'Definition' section and moving some language over to the Conditional Use and Land Use Decision sections of the code instead of under the outright uses under the EFU and GF sections. The proposed changes have been reviewed in advance by the Oregon Department of Land Conservation and Development (DLCD) and Umatilla County Counsel.

Regarding today's amendment to add youth camps, Mrs. Johnson explained that the county cannot be less restrictive than the requirements adopted in the Administrative Rules. Therefore, the minimum acreage and fire safety protection plan requirements must remain in place.

Commissioner Standley asked if there are any upcoming training opportunities available to the Planning Commissioners. Mr. Waldher stated that there is nothing upcoming at this time but he will notify the Planning Commissioners as new trainings become available. Commissioner Standley asked if there are any trainings available to provide guidance to the new Planning Commissioners, specifically relating to the logistics of land use hearings. Mr. Waldher stated that he may be able to locate a recording of the new Planning Commissioner training which includes information about how meetings are to be conducted. He agreed to send the video to all Planning Commissioners for review.

### **ADJOURNMENT**

Chair Danforth adjourned the meeting at 8:57pm.

Respectfully submitted,

Tierney Cimmiyotti,  
Administrative Assistant

Minutes adopted by the Planning Commission on May 26, 2022