

Union County Board of Commissioners
Joseph Building Annex Conference Room
Regular Commission Meeting Minutes
Wednesday, February 18, 2026

Present: Commissioner R. Matthew Scarfo, Chair
Commissioner Paul Anderes
Commissioner Jake Seavert

Commissioner Scarfo opened the meeting at 9:00 a.m. and the Pledge of Allegiance was given with all three Commissioners present.

AGENDA REVIEW

There were no revisions to the agenda.

PUBLIC COMMENT

Commissioner Scarfo opened the public comment period and asked that comments be limited to 3 minutes.

Dave Felley, La Grande, introduced himself to the Commissioners and provided a flier for the record. Mr. Felley operates a pop-up repair café, which is a non-profit, volunteer organization that repairs electronics, household goods, kitchen items etc. If you have an item that is broken, the repair café is set up to fix these items. The cafe will be located at the Cook Memorial Library community room on Saturday, March 7 from 2-5 pm.

Commissioner Anderes asked if the café is ongoing. Mr. Felley indicated that they try to hold one monthly, but it has been bi-monthly lately.

Commissioner Scarfo closed the public comment period.

ELECTED OFFICIAL, DEPARTMENT HEAD AND EMPLOYEE COMMENTS

Hot Mix Asphalt Concrete Quote Approval

Doug Wright, Public Works Director, presented the Hot Mix Asphalt Quotes to the Commissioners for their consideration.

Union County Public Works Department has requested quotes for Hot Mix Asphalt Concrete pavement (HMAC) and received the following quotes:

- JAL/RD Mac
 - Class C Mix \$79.50/ton
 - Class D Mix \$95.00/ton
- Rogers Asphalt
 - Class C Mix \$83.50/ton
 - Class D Mix \$105.00/ton

Director Wright recommends approval for all 4 quotes.

Commissioner Anderes asked how much of an increase the quotes are over last year. Director Wright indicated it was about a \$.50 increase.

Commissioner Anderes made a motion to approve the Hot Mix Asphalt Concrete Pavement Quotes as presented by Director Wright. Commissioner Seavert seconded. Motion carried unanimously.

Gravel and Rock Quote Approval

Doug Wright, Public Works Director, presented the Gravel and Rock quote to the Commissioners for their consideration.

Union County Public Works Department requested gravel road maintenance aggregate and shoulder maintenance aggregate quotes, commonly known as ¾ minus. In order to determine which supplier offers the best price, the department will add a mileage fee of \$.45 per mile. The reasoning for the additional cost depends on the location of the road, and the location of the supplier's quarry. The following quotes were received:

Gravel Road Maintenance Material:

- Rogers Asphalt \$12.00/ton
- Harney Rock & Paving Co \$9.90/ton
- Mt. Emily Rock \$19.00/cubic yard
- Royal Rock \$7.90/ton
- Seubert Excavators \$7.00/ton

Shoulder Rock Maintenance Material:

- Rogers Asphalt \$12.00/ton
- Harney Rock & Paving Co \$9.90/ton
- Mt. Emily Rock \$19.00/cubic yard
- RD Mac \$13.00/ton
- Royal Rock \$7.90/ton
- Seubert Excavators \$7.00/ton

Director Wright recommends approval of all quotes.

All three Commissioners thanked Director Wright for putting this together.

Commissioner Anderes made a motion to approve the Gravel and Rock quotes as presented by Director Wright. Commissioner Seavert seconded. Motion carried unanimously.

CONSENT AGENDA

Commissioner Seavert moved approval of the consent agenda which included the January 4 & 5, 2026 claims journals as presented. Commissioner Anderes seconded. Motion carried unanimously.

ADMINISTRATIVE MATTERS

Wolf Depredation Grant Application

Shelley Burgess, Administrative Officer, presented the Wolf Depredation Grant application to the Commissioners for their consideration.

Administrative Officer Burgess reported that applications for funding through the Oregon Department of Agriculture Wolf Depredation Compensation & Financial Assistance grant are due on February 28, 2026.

The Union County Wolf Compensation Advisory Committee met on February 11, 2026 and reviewed 2 applications for wolf predation deaths from the period of February 1, 2025 through January 31, 2026.

The committee recommends seeking funding of Predation Funds for 2 producers; Cameron Krebs & Jonathan Free in the amount of \$62,510 and Prevention Funds in the amount of \$150,000. Prevention funds are utilized to reimburse producers for wolf interaction prevention efforts. Specific allocations will be made following an application process.

Commission authorization will allow Administrative Officer Burgess to submit a Wolf Depredation Compensation Grant in the total amount of \$212,510.

Commissioner Seavert made a motion to authorize Shelley Burgess to submit the Wolf Depredation Compensation grant application in the amount of \$212,510 as presented. Commissioner Anderes seconded.

Commissioner Seavert noted that the passage of SB777 would allow counties to establish that ratio up to 5-time multiplier on cattle and calves, which is the direction we chose to go to show the importance of funding.

Commissioner Anderes indicated this program is under funded at the state level by 50 percent of the need.

Motion carried unanimously.

PUBLIC HEARING: Vacation of Abandoned Portion of Palmer Junction Road

Staff Report

Inga Williams, Planning Director, provided a brief staff report to the Commissioners related to the Vacation of the Abandoned Portion of Palmer Junction Road.

The Union County Planning Department received a petition from Robert and Cynthia Chandler, owners of property identified as Tax Lot 501 in Township 02N, Range 39E, and Section 26 to vacate an abandoned segment of Palmer Junction Road described as:

“That portion of Palmer Junction Road, as described in Union County Road Petition 412, situated within the Southeast quarter of the Northwest quarter of Section 26, Township 2 North, Range 39 East of the Willamette Meridian, and lying South of the South right of way line of Palmer Junction Road as relocated by deed recorded in Book 156, Page 381 and 382, deed records of Union County”.

Commissioner Seavert referred to Resolution 2009-30 that was adopted, and asked if it was a vacation of a different segment of the road. Planning Director Williams indicated that is correct.

For clarification purposes, Commissioner Seavert noted that the notary’s stamp expires in 2026, but the signature says 2025. Planning Director Williams indicated that she will have the error corrected before final signature.

Commissioner Seavert indicated there is currently no gravel and asked if the right-of-way is fenced off. Planning Director Williams indicated that it is basically their drive way. The lot lines and the areas don't exactly match and the parcel line isn't quite accurate.

Commissioner Anderes asked if the trapezoid in the middle on the left-hand, side owned by Chandlers; if it would be a separate lot after all of this is done. Planning Director Williams indicated it would not be, because when you vacate the road that just goes to each side basically, since they own the whole thing it is part of their property.

Commissioner Anderes would like to see written documentation, for the record from Director Wright, that he doesn't see anything wrong with the vacation.

Public Comment

Commissioner Scarfo opened the public comment period. There were no public comments.

Commissioner Scarfo closed the public comment period.

Discussion/Action

Commissioner Anderes made a motion to postpone Resolution 2026-02 until the next scheduled meeting for formal documentation from Public Works Director Wright. Commissioner Seavert seconded. Motion carried unanimously.

The next consideration will be held on Wednesday, March 4, 2026 at 9:15 am.

PUBLIC HEARING: First Reading of Ordinance 2026-01: In the Matter of an Ordinance Amending the Union County Zoning, Partition, and Subdivision Ordinance to Revise Articles 12, 13 and 21 to Provide Clarification and to Include the Addition of a Temporary Workforce Housing Conditional Use

Staff Report

Inga Williams, Planning Director, and Assistant Planner, Phillip Tracy, provided a brief staff report related to Ordinance 2026-01 to the Commissioners for their information.

Planning Director Williams indicated The Planning Commission is recommending that the Commissioners add in New Use into the Article 12 & 13, which is industrial light and heavy zones; the use is for Temporary Workforce Housing. Planning Director Williams listed the requirements for the use as detailed in the proposed document.

Director Williams explained what the strikethrough and underlines are in the document provided. All of the underlined words are new wording and strikethrough is wording that is being removed. Any of the items that are in blue are changes that were made after the Planning Commission meeting.

The Planning Commission has reviewed the document and provided recommended changes to all of the articles, and industrial light and heavy; which are also explained in the margins.

Director Williams briefly explained the recommended changes to the Commissioners with questions to follow.

Commissioner Anderes referred to the Wedding and Related Events venue section and asked if it is correct that they will not be allowed in commercial and/or industrial. Director Williams indicated that as part of the housekeeping proposed, the section would be removed as the Union County ordinance allows this use in the farm and forest zones which the state has deemed not allowed.

Commissioner Anderes asked if there is a path moving forward for conditional use for Weddings and Related Events. Director Williams indicated that it is clarified that they are not allowed as part of a farm stand use or ag or tourism use.

Commissioner Seavert referred to the use of a neighboring business that is also an industrial but does not have the green space to have temporary workforce housing opportunity, to use the neighbor's green space. Director Williams indicated that is still an option and can go on any property in the industrial zones.

Commissioner Scarfo noted that he attended the Planning Commission meeting and they had very good questions related to the ordinance. He appreciates everything they did and the housekeeping as well. He knows that other states are doing this, and asked how many counties in Oregon have already passed the ordinance. Assistant Planner Phillip Tracy, indicated that he does not know of any counties in Oregon that have this particular ordinance involved with industrial zones. There is other temporary workforce housing for large utility projects. This would be a first of the kind for the state. The city of Prineville does have a similar ordinance for large projects to house temporary workers onsite.

Public Comment

Commissioner Scarfo opened the public comment period.

Rosa Rice, La Grande, would like to hear more about the requirements for an on-site manager. She is a Property Manager of an 18-unit apartment complex and does not have an on-site manager. She doesn't believe it is necessary unless it was a larger complex. However, 24-hour maintenance could be available.

She also asked for clarification on the wedding venue situation. She would hate to see local wedding venues close after this ordinance is adopted.

Discussion/Action

All three Commissioners would like more information on the ordinance before a decision is made and extended the public comment period.

Commissioner Seavert thinks it is a housing issue and that's what we've seen across the state, especially within counties. He believes that the ordinance makes sense at this point.

Commissioner Anderes is in favor of the ordinance, but needs to do some homework on the Weddings and Related Events section. He did ask if this is retroactive, and if it was it would be something that he is not in support of. Going back to the actual housing for workforce, he thinks there is an opportunity here for companies that come in to do major construction.

Commissioner Scarfo thanked the Planning Commission for their work on this. He does have concerns with the Weddings and Related Events portion in regards to zoning and whether those wedding venues in Union County will be affected.

Commissioner Seavert made a motion to approve the First Reading of Ordinance 2026-01. Commissioner Anderes seconded. Motion carried unanimously.

Planning Director Williams referred back to Ms. Rice's question related to an on-site property manager. She indicated that the way it is written is that the property manager's contact information must be visibly posted so tenants know who to contact should there be an emergency. There is not a requirement for a manager to reside on-site.

She also indicated that the wedding portion can be removed as it is housekeeping and not an added use.

Commissioner Seavert asked if this all has to do with the industrial light and heavy. Director Williams indicated that is correct and if the Commissioners would like to keep it as is, that is fine too.

The second reading is scheduled for March 4, 2026 at 9:20 am.

NEXT MEETING

The next regular Commission meeting is scheduled to be held on Wednesday, March 4, 2026 at 9 am.

GOOD OF THE ORDER

Commissioner Anderes will be judging FFA leadership events for the region which is a good portion of eastern Oregon to include all of NE Oregon. He is in the process of submitting a community-initiated project to Senator Merkley's office for a total of \$2,698,000 for a childcare facility. He appreciates those that have provided letters of support to include the Governor. He also reported that he will be headed to Washington DC and topics are Wolf Delisting, Forest Act and Speed Act.

Commissioner Seavert thanked Commissioner Anderes for spearheading those important topics in Washington DC. He will continue his work on placed based water issues and attend an upcoming grass seed growers meeting.

Commissioner Scarfo is heading to Washington DC tomorrow and hopefully finding us \$15 million for a resident treatment facility in Union County.

ADJOURNMENT

Commissioner Scarfo adjourned the meeting at 9:58 am.

Respectfully submitted,



Allison Moore
Senior Department Specialist