



UNION COUNTY
Planning Department

Inga Williams
Planning Director

1001 4th Street, Suite C La Grande, OR 97850 • Phone (541) 963-1014 • www.UnionCountyOR.gov
IWilliams@Union-County.org • PTracy@Union-County.org • PHall@Union-County.org

Union County Planning Commission Regular Session
February 23, 2026 Meeting Minutes
Misener Conference Room

Approved

ATTENDANCE

Present: Joel Hasse, Mace Cadwell, Mat Barber, Stacy Warren, in person, Geoff Robinson and Amanda May on Zoom

Excused: Chas Koenig

Absent: Sam Delano

Staff: Inga Williams, Philip Tracy, Pam Hall

Mr. Hasse called the meeting to order at 7:00p.m.

I. APPROVAL OF MINUTES

February 23, 2026

II. HEARING

Application 2026-0002 ODOT

A Conditional Use Permit requesting 25-year approval to crush and process earthen material on an existing aggregate mine site. The property is described as Twp. 1N, Range 39E Section 34, Tax Lot 700, in a UC-A1 Exclusive Farm Use Zone. No property address exists. The applicable land use regulations are UCZPSO Article 21, and OAR 660-033-0130(5). Ms. Williams presented the Staff Report. The parcel is at the top of Hamburger Hill. There were no comments received opposing the application. The application does meet the requirements for processing, operations conducted for crushing, or stockpiling. Ms. Williams stated there were no negative impacts to Farm Forest practices adjacent to this property. ODOT did have a Conditional Use Permit for mining in 2010, limited for 2 years and the report stated they were on the County's Basalt Aggregate inventory adopted as part of the comprehensive plan. However, the statement was inaccurate as there was no

evidence showing the site (tax lot 700) on the inventory list. Staff searched everywhere and could not find any proof of statement.

Mr. Hasse asked if the applicants would like to come to the table, give name and address for the record. Scott Billings, ODOT Engineer, 63055 N Hwy 97 Bldg 7, Bend, OR 97703. Michelle Wright, Statewide Material Source Program Manager, 3012 Island Ave, La Grande, OR 97850. Mr. Billings explained what they proposed to do onsite. They want to stockpile material this summer for next winter. They are not currently mining but they do plan on mining along with processing materials through crushing, sorting and batching material into asphalt. This would be for ODOT highway maintenance and construction projects. To do the mining, they will have to get on the inventory list.

Mr. Hasse asked if anyone had questions. Mr. Barber wanted clarification that one of the conditions is to get on the inventory list but this will not hold up what they want to do now. The answer was “no”.

Mr. Barber moved that the Planning Commission approve this Conditional Use application. The approval will be to allow mining, stockpiling, and processing of aggregate, including batch and asphalt, for a period of at least 25 years on the subject property. This motion includes the requirement for the applicant to comply with all conditions of approval, as listed in Section 2 of the staff report. Mrs. Warren seconded the motion. Mr. Hasse asked if there was any further discussion and the answer was no.

Roll call: Mr. Barber-yes, Mr. Cadwell-yes, Mr. Hasse-yes, Mr. Robinson-yes, Mrs. May-yes, and Mrs. Warren-yes. The application approved unanimously and the written notice will be mailed within 5 working days.

Application 2026-0003 ODOT

A Conditional Use application requesting 25-year approval to crush and process earthen material on an existing aggregate mine site. The property is described as Twp. 2N, Range 40E Section 35, Tax Lot 9100, in a UC-A4 Timber Grazing Zone. No property address exists. The applicable land use regulations are UCZPSO Article 5, Article 21, and OAR 660-033-0130(5). Ms. Williams presented the staff report. ODOT is requesting to process aggregate including crushing, sorting, and batching asphalt from the material. Mr. Billings stated this application is basically the same as the other. This area is a great place to store, temporarily store ditch cleanings and stuff that comes off the mine. We typically use it for random stuff and we would like to process there. We could process the different needs for the projects.

Mrs. Wright stated the idea is that if someone were to respond to a contract bid, this would give more options depending on the equipment they have to crush there or if go to another place.

Mr. Hasse asked if there were any questions. The answer was no. He stated he would entertain a motion. Mr. Barber said he would move that the Planning Commission approve this Conditional Use application to process aggregate, which includes asphalt patching for a period of at least 25 years. This motion is based on the analysis and findings in the staff report, information provided in the verbal application and verbal testimony at the public hearing. This motion includes the requirements for the applicant to comply with all conditions of approval throughout the term of the use, as listed in Section 3D of the staff report. Mrs. Warren seconded the motion. Mr. Hasse asked if any further discussion and the answer was no.

Roll call: Mr. Barber-yes, Mr. Cadwell-yes, Mr. Hasse-yes, Mr. Robinson-yes, Mrs. May-yes, and Mrs. Warren-yes. The application approved unanimously and the written notice will be mailed within 5 working days.

There was a short discussion on the adding a Public Comment period and whether it would be open comment only or allow discussion. Mr. Hasse said now it will be case-by-case basis.

Respectfully submitted,