



UNION COUNTY

Planning Department

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Union County Planning Commission Regular Session July 28, 2025 Meeting Minutes Misener Conference Room

Approved

ATTENDANCE

Present: Mat Barber, Joel Hasse, Mace Cadwell, Stacy Warren, Amanda May & Chas Koenig on phone.

Excused: Sam Delano , Geoff Robinson

Staff: Inga Williams, Pam Hall,

Mr. Hasse called the meeting to order at 7:02p.m.

I. OLD BUSINESS

There was no old business.

II. NEW BUSINESS

There was no new business.

III. APPROVAL OF MINUTES

Minutes from June 23, 2025 will wait till August 25, 2025 meeting

IV. HEARING

Application 20250030 - Harmoni/Tsiatsos Cell Tower

The subject property is approximately 800 acres. The majority of the parcel is zoned A-4, Timber Grazing. However, the majority soils on the parcel are range soils so the uses allowed on the property are those in the A-1, Exclusive Farm Use, zone. Approximately 20 acres of the property is zoned R-1, Rural Center. This 20-acre area, which is adjacent to Highway 244, is developed with eight residential cabins.

Ms. Williams presented the Staff Report for the cell tower. There was one condition for this application which is a wash station located at the entrance of the parcel for trucks to spray off tires prior to leaving. Mr. Hasse wondered what the difference would be for a logging truck, a hunter or any other vehicle going through the property and not spraying off. Mrs. Warren asked what was required in spraying off the trucks. Ms. Pierce stated that it would be a portable wash station and in checking with her contractor, the wash station was very normal to have. There was discussion about whether they wanted this as a conditional use, not wanting to set a precedent, or leave it up to the landowner. The Planning Commission decided to leave it up to the owner.

Mr. Hasse closed the meeting.

Mr. Barber “I move that the Planning Commission approve this Conditional Use application for a telecommunication tower based on the analysis and findings in the staff report, [and] information in the application, [any written testimony in favor of the use from the public, and any verbal testimony in favor of the use at the public hearing]. This motion excludes the Condition of Approval listed in Section II of the staff report.”

Mrs. Warren seconded the motion.

Roll call: Mr. Barber – yes, Mr. Hasse – yes, Mr. Koenig – yes, Mrs. Warren – yes and Mrs. May – yes. The vote was unanimous. Approval for the Conditional Use Application Cell Tower.

Application 20250031 – Weston Weaver Major Partition

The subject property has an R3 zoning that requires a minimum 10 acres parcel size for new parcels. This property was included in multiple land use applications to amend the size of the parcel: a partition in 1976, two property line adjustments and a minor partition in 2018. An application to partition in 2022 by Weston Weaver was denied by the Planning Commission. The reasons for the denial were listed as the access road not meeting safety sight distance requirements, oral testimony, and staff update. An attached memo from Anderson Perry, Attachment A, indicates that a new study concluded that the stopping sight distances and intersection sight distances for the proposed road satisfy recommended minimum requirements.

Ms. Williams went over the staff report and there were several written testimonies received.

Mr. Hasse asked how long the expiration date was. Ms. Williams stated that it is 1 year and if everything stays the same then they can extend it another year. He also asked about condition #10 that the Planning Commission had not done this before (it won't be a public water service). Mr. Hasse needed clarification on this. Ms. Williams said it is in the county code and state stature. If the 3 parcels wanted to go together on a well, they could but it would not be a public water service.

Mr. Hasse asked if the applicant, Weston Weaver, wanted to say anything at this time. Mr. Weaver just wanted to know if the wildlife critical zone overlay can be deferred for when the construction happens. Mr. Hasse said they will discuss it. Mr. Weaver also wanted to thank the Road Department for the Anderson Perry report.

Mr. Hasse opened the floor for testimonies. No in “favor” testimonies and opposition testimonies need to be held to 5 minutes. Please state your name and address for the record.

Judy Seydel 63718 Mt. Glen Rd. Ms. Seydel read her written testimony letter. Her main concern is the traffic safety on the road. People drive too fast. She is also concerned about the elk that use the land.

Landon Weaver 63608 Mt Glen Rd. Mr. Weaver read his testimony letter and had some new findings to share. His concern are the road that will be put in and the site distance. He contacted Anderson Perry Engineering to see if they could take a closer look at the information they provided. Mr. Lindsey for AP (who did the report) referred him to Doug Wright, Director of Union County Public Works. He contacted Mr. Wright who denied the request. Mr. Weaver

wanted to get a second opinion on the site distance. He contacted Sisul Engineering out of John Day. Sisul Engineering brought up the guidelines/site distance from AASHTO (American Association of State Highway & Transportation Officials).

David Campbell 63658 Mt. Glen Rd. Mr. Campbell just wanted to add to his written testimony. There had been an application in 2018 by Greg Colozzi, an application in 2022 by Weston Weaver and today by Weston Weaver. He states that the profile has not changed. It is a 6% grade with no allowance for a flat area. There has been no account for weather conditions or utilities. He is also concerned about their well. It has dropped 30 ft. in the last few years and they are having to drill a new one.

Dave & Ellen Campbell (no relation) 63715 Mt Glen Rd. The Campbell's live on the other side of the road. They are concerned about the wells if there are 3 more homes added. Their well has dropped 20 ft. or more and they will have to drill a new one. The Campbell's are also concerned about the wildlife that uses the 30 acres.

Mike Burton 63904 Mt. Glen Rd. Mr. Burton is requesting to have a hydrology test done for the area. This would determine the size of the culvert, ditch design, and ponds. He also states there maybe Wetlands on the property. There is storm water runoff from the 30 acres that goes through his property.

Barbara Flick 63708 Mt Glen Rd. They are opposed to this application going through. Their well is drying up, dropping around 20 ft. She is concerned about the spring runoff as well like everyone else.

Patricia Atkinson 63766 Mt. Glen Rd. She put in a written testimony letter and safety is a big factor for her. People do not drive 55 mph as posted. She would like more studies done. She is in support of what her neighbors all have said.

Haley Hines is in favor of the application. She lives at 1608 Gildcrest Dr. La Grande, OR. She would just like to make a request that when looking at all the information, to look at the facts. The last time in 2022 it was denied because of the site distance. Now, the site distance has been met.

Doug Wright Union County Public Works Director. Mr. Hasse asked Mr. Wright about a culvert, just wanting a little more information on the road process. Mr Wright stated that it would go by road standards from the county and state. Everything would need to meet the criteria and be built to standards for the access road. There may need to be a little more engineering done for this or may not. Mr. Wright decided to have Anderson Perry come out to do a study on the access road so that he had an AP Engineer stamp on this. When Anderson & Perry looked at the data and the topo map, they did not have enough information and went back out to the site. Mr. Barber had a question that Landon Weaver had mentioned on the speed distance from AASHTO (American Association of State Highway & Transportation Officials). Mr. Wright stated he was not familiar with it and everything falls under basic rule. Mr. Landon Weaver got up and handed the document to Mr. Barber on the AASHTO information. Mr. Wright said he was willing to put in a request with ODOT for a traffic study but with ODOT in chaos, he did not know when it would happen.

Mr. Hasse closed the Public Hearing. He asked Weston Weaver if he had anything else to say. Mr. Weaver would like everyone to know that it was always the intent to build the road according to standards, have a flat spot and he will get with Les Tipton on the Storm Calc's

which were done for all three parcels. He is hoping for a fair decision. A lot of this information is a repeat from last time. The site distance was the only thing that did not pass. Mr. Burton asked if there was an opportunity to respond and Mr. Hasse stated “No, it does not work that way.”

Mr. Burton responded by “accept in court I assume”. Mr. Hasse stated that there is always an opportunity to appeal. Mr. Hasse said that Inga had brought to his attention on our Quasi-Judicial rules that;

“Anyone may request an extension in order to submit further testimony into the record. It is a minimum of 7 days for the public.” The applicant then has another 7 days to rebut or longer if the Planning Commission chooses.

A question was raised from the audience if the seven days was for anyone. Yes, it applies to everyone. The seven days are for new testimony but only written and Mr. Weston Weaver will have a chance to rebut. It is not an open hearing meaning no more testimony just a Planning Commission deliberation. Mr. Landon Weaver asked if it was possible to ignore the seven days so he can get information back from the second Engineer he had talked with. Ms. Williams stated that seven days is the requirement. Mr. Burton requested the seven days, explained his 2 testimony points. First, that there is a certified Wetlands study done and second, there was an engineer request for the road and ditch but not for the Hydrology.

Mrs. May made a motion to table the decision to next planning meeting on August 25, 2025 where we will not take oral testimony and amend the motion to give Weston Weaver up until the day before the meeting. Mr. Barber second the motion.

Roll call: Mat yes; Mace yes; Joel yes; Amanda yes; and Stacy yes. The vote was unanimous in favor of tabling the decision until next Planning Commission meeting.

Mr. Hasse adjourned the meeting.

Respectfully submitted,

Pam Hall

Planning Department Specialist

