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Meeting Summary  
Wednesday, February 19, 2025  
City Council Chambers

The following were in attendance: Jim Young, Jay Bales, Marie Rose, Tammie Williams, Jessie Holben, Chad Ray, Dave Slaght, Dawn Hert, and Carla McLane.

First on the agenda was the “no rules” zoning proposal as well as a map depicting where this zone would apply. The discussion reflected what a “no rules” zoning proposal might look like including no listing of uses allowed, either outright or conditionally, as well as no local standards that would be applicable to any development that might occur. The following is the “no rules” zone, reflecting only state and federal requirements, as proposed:

***NO RULES ZONE***

*Purpose: The purpose of this zoning district is to allow current uses to continue with no applicable standards other than those found in either state or federal law.*

*Allowed Uses: There are no restrictions on the types of uses in this no rules zone.*

*Development Standards:*

*Setbacks: Development must meet fire and life safety standards which would require 10 feet between buildings or the inclusion of appropriate fire walls.*

*Parking: For commercial types of development Americans with Disabilities Act provisions are applicable.*

*Floodway and Floodplain: Applicable provisions of the Floodplain chapter are applicable.*

*Public Facilities:*

*Water: For new development compliance with the City's Public Works Standards for water connections shall be met.*

*Wastewater: For new development compliance with the City's Public Works Standards for wastewater connections shall be met.*

*Land Divisions: Any proposed land division or other adjustment would be subject to the Land Partition Chapter.*

The “no rules” zone map depicted the area within the original town area east of the city limits, west of the Feed Canal, and not including the golf course or the Snow Estates.

Dawn Hert, Eastern Regional Representative with the Department of Land Conservation and Development, provided her insight into why a “no rules” zoning proposal would be counter to the technical assistance grant that this work is being accomplished under as well as it being out of step with good planning practice.

After lengthy discussion most of the PAC agreed that it was not the path to continue and desired to turn back to work on the Development Code proposal that had been the discussion for the past several meetings.

Discussion of proposed Chapter 4, which is the “procedures” chapter, was initiated but not completed. Carla explained the purpose of chapter was to layout how the application and decision processes would be accomplished. Section 4.1 discusses the applicable review procedures with Section 4.2 outlining the requirements of Development Review and Site Design Review with an emphasis on the more complex the development the more complex the review. Section 4.3 details, based on Oregon Revised Statute Chapter 92, how land is divided. With Section 4.4 Conditional Use Permits outlining how some uses, based on impacts, may require additional review or more information to be provided by the developer and a higher level of review by the Planning Commission (or City Council) as part of a quasi-judicial process.

Based on time it was agreed to carry the balance of the agenda, including the rest of the discussion on Chapter 4, to the next meeting which was scheduled for March 21 with the topics anticipated to be the Comprehensive Plan, proposed Development Code chapters 3 and 4, and a proposed current zoning map.

After a short roundtable the meeting adjourned.