

**Carla McLane Consulting, LLC**  
**170 Van Buren Drive**  
**Umatilla, Oregon 97882**  
**541-314-3139**  
[mclane@eoni.com](mailto:mclane@eoni.com)

---

Meeting Summary  
Friday, April 18, 2025  
City Council Chambers

Attendance was not captured for this meeting. The following are thought to have been in attendance: Tammie Williams, Jay Bales, Vicente Escalante, Dawn Hert, Dave Slaght, and Carla McLane.

Before discussion began Jay Bales asked for the floor and shared his frustration with the discussion at the previous meeting concerning the zoning of the area between the two canals. As part of the discussion a previous email from Jessie Holben, who was not at the meeting, was shared. The email is generally in support of Jay's position respecting private property rights. Much of the conversation revolved around private property rights and whether they should be acknowledged within the area between the canals, except for the parcel owned by the City of Echo, resulting in zoning for residential purposes. The discussion also included the purpose of an Open Space zone and its usual application to public lands, not private lands. There has been an acknowledgement previously, and reiterated as part of this discussion, that the land along the Umatilla River that is impacted by flooding could retain an Open Space designation (although this is not consistent with usual and customary Open Space designations).

As part of this discussion the requirements around the finding of culturally significant artifacts or human remains were again reviewed emphasizing that both federal and state law already cover that type of occurrence. Until it is known if there are artifacts, or if the city is interested in undertaking a Goal 5 inventory, current law would be protective of any buried remnants of a previous settlement in that area. There appears to be an inconsistent history of the area that further clouds this issue.

Discussion then moved to proposed Development Code Chapter 3 and the Light Industrial section of Chapter 2. Chapter 3 is mostly applicable to new development and focuses on how development implements the various sections which include access and circulation; landscaping, fences and walls; vehicle parking, bicycle parking, and loading standards; public facilities standards; surface water management; and flood plain regulations. Changes made to the discussion draft were shared; some additional minor adjustments were identified as part of the discussion.

For the discussion on proposed Chapter 2 the Light Industrial use zone, as amended by the Northgate development adoptions, was the focus for the review. It has been incorporated mostly as adopted with changes that create better alignment with the balance of the proposed Development Code provisions for review and approval of various permit types. Incorporating these provisions brought to light how to implement the "timeless western" reference both within the proposed Development Code in the Light Industrial and Tourist Commercial use zones. This also brings to light a need to incorporate this desire into the Goal 9 Chapter of the Comprehensive Plan.

While on the agenda the proposed Zoning Map was not yet available.

The next meeting will be held on April 28.

After a short roundtable the meeting was adjourned.