



Meeting Minutes

Land Protection Planning Commission

Tuesday, October 24, 2023 – 9:00 A.M.

Microsoft Teams video conference call & Nixyáawii Governance Center, Walúula and Wanaquit Conference Rooms

1. Call to Order

The Commission meeting was called to order at 9:01 a.m. by Ray Huesties, Chair.

2. Roll Call

A quorum was established.

- a) **Members Present:** Raymond Huesties, **Chair** (in person); Travis Olsen, **Vice-Chair** (virtually); Lindsey X. Watchman, **Secretary** (in person), Sam Spino, **Member** (in person); and Kathleen Elliott, **Member** (virtually).
- b) **Members Absent:** None.

3. Others Present

- a) **TPO Staff Present:** Patty Perry, Interim Planner Director; Holly Anderson, Associate Planner; Lora Elliott, Assistant Planner.
- b) **Others Present:** Susan Bower, DECD; Annie Brown, OLC; Steven Hart, DECD; Collee Mayfield, TPO Consultant; Justin Northern, Public Works; Monica Paradise, DECD; Bill Tovey, DECD; J.D. Tovey, OED; Ben Gates, Urban Patterns, LLC; Francisco Mantilla, Cairnspring Mills, LLC; Kevin Morse, Cairnspring Mills; Margo Rettig, Urban Patterns, LLC;

4. Review/Approval of the Agenda

Motion: Sam Spino moved to approve the agenda. 2nd, Travis Olsen. 4-0-0.

5. Action Items:

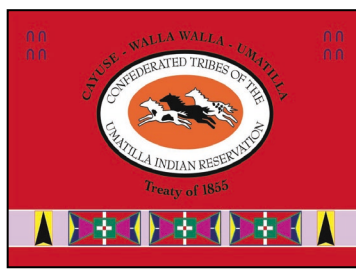
a) Continuation of Conditional Use File #CU-23-002:

The Chair reopened the hearing continued from October 10, 2023 and Lora Elliott presented comments from the Water Resources & Public Works Departments, along with proposed water usage information submitted by the Applicant.

Motion: Lindsey X. Watchman moved to approve the Conditional Use request with staff recommended conditions. 2nd: Kathleen Elliott. 4-0-0.

b) Variance File #V-23-002:

Applicant Urban Patterns, LLC, on behalf of their client Cairnspring Mills, LLC, sought approval from the Land Protection Planning Commission to construct a 65' flour mill tower. The subject property was identified as Lot 1 of the Coyote Business Park South Subdivision within trust parcel T2103-C, which is within the external boundaries of the Umatilla Indian Reservation. The subject



property is zoned I-D, Industrial Development, where structures other than grain elevators are limited to 45 feet in height.

Lora Elliott presented the staff report along with Exhibits 1-3 detailing the Applicant's proposal. She provided information on the subject property and detailed the Applicant's proposal for meeting the criteria to grant a variance approval.

Staff recommended approval of the proposal, provided the Applicant meet the following condition: (1) The Applicant must complete a Cultural Resource Survey of the subject parcel and conform to findings from the resulting Cultural Resource Investigation.

Three (3) attendees – all representing the Applicant – provided information on the design of the facility and testimony in favor. No attendees provided neutral or oppositional testimony.

The Commission confirmed with Staff that they requested comments on the proposal from the Fire Department, though they did not receive any.

Motion: Kathleen Elliott moved to approve the Variance request with staff recommended conditions. 2nd: Trais Olsen. 4-0-0.

c) **Approval of October 10, 2023 Meeting Minutes:**

Motion: Lindsey X. Watchman moved to approve the minutes. 2nd: Sam Spino. 4-0-0.

6. Non-action Items:

- a) Committees/Commission Training & LPPC Update – Lora Elliott
Lora Elliott reminded the Commission of the upcoming Committee/Commission updates at Wildhorse Resort & Casino on November 14-15. She confirmed the contents of their update with the Commissioners.
- b) Code Enforcement Update – Holly Anderson
Holly Anderson updated the Commission on a recent budget allocation by the Board of Trustees to address code violations on six properties on the Umatilla Indian Reservation and overviewed the plan to remediate those properties. She also discussed working with a consultant to prepare needed updates to the CTUIR Environmental Health & Safety Code.

7. Announcements

- a) None.

8. Adjournment

Motion: Kathleen Elliott moved to adjourn the meeting at 11:11 a.m. 2nd: Sam Spino. 4-0-0.

9. Announcements & Next meeting

- a) The next Land Protection Planning Commission Meeting will be November 28, 2023, in the Walúula and Wanaqit Conference Room at the Nixyáawii Governance Center in Pendleton, Oregon at 9:00 a.m. No public hearings are scheduled during this meeting.