

H. L. Loft

FILED  
J. DEAN FOUQUETTE, SR.  
UMATILLA COUNTY CLERK

BEFORE THE BOARD OF COMMISSIONERS FOR  
UMATILLA COUNTY

1987 DEC -2 P 2:58

In the matter of amending the )  
County Development Ordinance )  
(Ordinance #84-6), as amended, )  
to incorporate changes dealing )  
with freeway signs, dog kennels, )  
and home occupations )

ORDINANCE #87-12

WHEREAS, After reviewing the County Development Ordinance, the County Planning Staff recommended several changes be made that would allow freeway businesses the opportunity to have larger signs, dog kennels in EFU zones, and clarify what provisions for home occupations apply in EFU zones; and

WHEREAS, The County Planning Commission held a public hearing on July 23, 1987 and September 24, 1987 to fully discuss these amendments; and

WHEREAS, A legal notice for the Planning Commission hearing was published on July 11, 1987 in the East Oregonian newspaper; and

WHEREAS, After considerable public input and testimony, the Planning Commission recommended to the Board of County Commissioners approval of the proposed amendments; and

WHEREAS, The Board of County Commissioners held a public hearing on these amendments on December 2, 1987; and

WHEREAS, A legal notice of the hearing was published on November 21, 1987 in the East Oregonian newspaper; and

WHEREAS, Ample opportunity was given for the public to comment; and

WHEREAS, The Board of County Commissioners finds that these amendments are in the best interest of the public.

NOW THEREFORE BE IT ORDAINED that the amendments to the Umatilla County Development Ordinance attached to this order be adopted and incorporated into the Development Ordinance.

DATED THIS 2<sup>nd</sup> day of December, 1987.

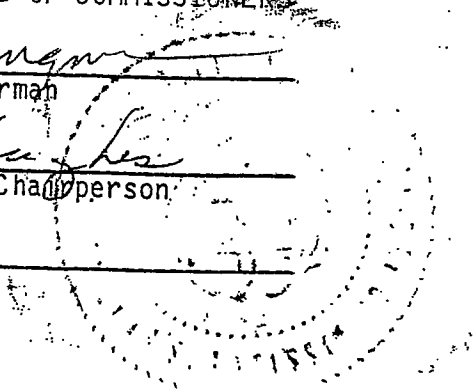
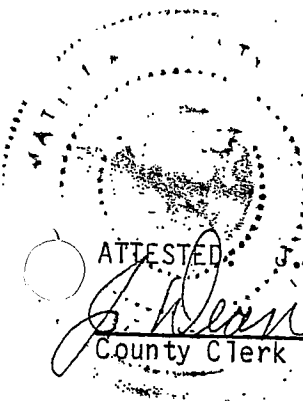
UMATILLA COUNTY BOARD OF COMMISSIONERS

Glenn Youngman  
Glenn Youngman, Chairman

Jeane Hughes  
Jeane Hughes, Vice-Chairperson

(ABSENT)  
William S. Hansell

ATTESTED: J. Dean Fouquette, Sr.  
J. Dean Fouquette  
County Clerk



Amendments to County Development Ordinance

- (1) Add to Section 4.010 to the Types of Signs Permitted for the TC and LI zones the Type 12 sign.
- (2) Add to Section 4.020 the following new type of sign:

Type 12

Any number of signs for businesses along I-82 and I-84 for which the total area for all signs (including wall signs, roof signs and free-standing signs) shall not exceed 8% of the total square footage of the principal building on the lot and all utilized parking area, or a total of 2000 sq.ft., whichever is less. The display area for one face of any one sign shall not exceed 825 sq.ft. or one-half of the total allowable sign area specified above, whichever is less. Signs attached to or placed on a building shall not extend more than 15 ft. above the roof line or 15 ft. above the freeway grade, whichever is higher. A free-standing sign shall not exceed 65 ft. above the grade of the freeway or the grade of the premise, whichever is higher. All signs authorized by this sign type must be within 2000 feet of the right-of-way for I-82 and/or I-84. Signs located farther than 2000 ft. from either freeway right-of-way must comply with the sign regulations for the Type 1 through Type 11 signs of this ordinance as those sign types apply to the specific zoning districts.

- (3) Amend Sections 3.014(9), 3.026(9), 3.036(10), and 3.054(9) to read: "Home occupations carried on by the residents as an accessory use within their dwelling or other buildings customarily provided in conjunction with farm use as provided in Section 7.060(35)."
- (4)
  - (a) Add to Section 3.014, "(14) Dog Kennels"
  - (b) Add to Section 3.026, "(14) Dog Kennels"
  - (c) Add to Section 3.036, "(15) Dog Kennels"
  - (d) Add to Section 3.054, "(14) Dog Kennels"
- (5) Add to Section 7.060(37) the following:
  - f. All kennels, runs, or pens shall be completely enclosed and shall constructed of masonry, concrete or other such materials as shall provide for cleanliness, ease of maintenance, and sound and noise control. Fencing to be used will be of an industrial grade quality and not aluminum.
  - g. All kennels, runs and other facilities shall be designed, constructed and located on the site in a manner that will minimize the adverse effects upon the surrounding properties. Among the factors that shall be considered are the relationship of the use to the topography, natural and planted horticultural screening, the direction and intensity of the prevailing winds, the relationship and location of residences on nearby properties, and other similar factors.

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- h. The owner or operator of the kennel or pound shall maintain the premises in a clean, orderly and sanitary condition at all times. No garbage, offal, feces, or other waste material shall be maintained in such a manner that they will provide a breeding place for insects, vermin or rodent.
- i. The Hearings Officer may request the advice of the County Health Officer, officials of humane societies and veterinarians before approving a dog kennel or pound.
- j. Meet the requirements of OAR 603 Division 15 (Care of Pets and Captive Animals).
- k. The kennel shall be at least 100 ft. from a property line and 500 feet from the nearest residence other than the owner's or applicant's home, provided it is on the same lot as the proposed kennel.
- l. No dog kennel shall occupy a front yard area of a lot.
- m. The kennel shall be enclosed by a perimeter fence.
- n. Complies with other conditions deemed necessary by the Hearings Officer.