

UMATILLA COUNTY DEPARTMENT OF LAND USE PLANNING MEETINGS

PLANNING COMMISSION HEARINGS

Thursday, May 24, 2018, 6:30 PM, Justice Center Media Rm, 4700 NW Pioneer Pl. Pendleton, OR

Thursday, June 28, 2018, 6:30 PM, Justice Center Media Rm, 4700 NW Pioneer Pl. Pendleton, OR

BOARD OF COMMISSIONERS LAND USE HEARINGS

Wednesday, May 16, 2018, 9:00 AM, Room 130, Umatilla County Courthouse, Pendleton, OR

COMPREHENSIVE PLAN TEXT AMENDMENT & GOAL 3 EXCEPTION, #T-17-075, COMPREHENSIVE PLAN MAP AMENDMENT, #P-121-17 & ZONING MAP AMENDMENT, #Z-312-17, Applicant/Property Owner, 3R Valve, LLC, Kent Madison, Member. The applicant requests a Post-Acknowledgment Plan Amendment to rezone approximately 11 acres of Exclusive Farm Use (EFU) zoned land to a Rural Retail Service/Commercial (RRSC) Zone with a LU, Limited Use Overlay Zone. The property is identified as Tax Lot #103 on Assessors Map #4N 28 33B and is located at 29701 Stanfield Meadows Road, Hermiston, OR 97838. The property is south of the Umatilla River situated between State Highway 207 and Stanfield-Meadows Road, approximately one mile south of the City limits and Urban Growth Boundary of Hermiston. The applicant's request includes the following land use actions: 1) Amendment of the County Comprehensive Plan Text and approval of a Statewide Planning (Agriculture) Goal 3 Reasons Exception; 2) Amendment of the County Comprehensive Plan Map from North South Agriculture to Commercial; 3) Amendment of the County Zoning Map from EFU to RRSC Zone & LU, Limited Use Overlay Zone.

The Goal Exception must comply with the Goal 2 Exception process, Oregon Revised Statutes (ORS) 197.732 and the reasons exception criteria in Oregon Administrative Rule (OAR) 660-004-018, 660-004-0020, 660-004-0022. Also, addresses OAR 660-014-0040, Goal 14, the OAR 660-012-0060, Transportation Goal 12, County Transportation System Plan (TSP) and Umatilla County Comprehensive Plan Policies from Chapters 10-12, 14, 15, 17 and under Chapter 18 how the exception meets one of three general types of Commercial lands for the exception. And Umatilla County Development Code (UCDC) Sections 152.019, RRSC Zone Sections 152.251-152.256, Limited Use Overlay Zone Sections 152.530-152.536. The process follows the UCDC Section 152.750-152.755 for Amendments.

Wednesday, May 16, 2018, 1:30 PM, Room 130, Umatilla County Courthouse, Pendleton, OR

LAND USE HEARING APPEAL FOR CONDITIONAL USE PERMIT REQUEST #C-1293-17, BLUE MOUNTAIN HAY, LLC, Applicant/Owner. A "Request for a Public Hearing" was filed on February 20, 2018 to appeal the County's tentative approval granted to Blue Mountain Hay, LLC for a Conditional Use Permit for "Commercial Activity in Conjunction with Farm Use." The request is to develop the subject property with a variety of farm-related operations including a hay press, hay storage buildings, and an area for farm chemicals/fertilizer storage and sales. The 18.43-acre subject property is zoned Exclusive Farm Use and is located at the northwest corner of Appleton Road and Highway 11, described as Tax Lot #2800, in Township 6N, Range 35E, Section 25B.

Criteria of approval for Conditional Uses are found in Umatilla County Development Code (UCDC) Sections 152.060, 152.061, 152.615, and, 152.617 (I)(B), and Resource Use Protections in UCDC Sections 150.01-150.08.

OTHER PUBLIC MEETINGS