

**UMATILLA COUNTY BOARD OF COMMISSIONERS**  
**Meeting of Thursday, June 7, 2012**  
**1:30 p.m., Room 114, County Courthouse, 216 SE 4<sup>th</sup> St**  
**Pendleton, Oregon**

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**COMMISSIONERS PRESENT:** Larry Givens (Chairman), Dennis Doherty, Bill Hansell.  
**ABSENT:** None.  
**COUNTY COUNSEL:** Doug Olsen  
**STAFF:** Richard Jennings, Tamra Mabbott, Connie Hendrickson.

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**NOTE: THE FOLLOWING IS A SUMMARY OF THE MEETING. HOWEVER, A RECORDING OF THE MEETING IS AVAILABLE AT THE PLANNING DEPARTMENT OFFICE.**

**CALL TO ORDER:**

Chairman Givens called the meeting to order at 1:30 p.m. and read the opening statement.

He identified the hearing as a request by the City of Hermiston to co-adopt a Plan, #P-102-12, and Zoning Map, #Z-295-12, amendment for properties located within the Hermiston City Urban Growth Area. The proposal would change the Zone and Plan designation from Industrial to Commercial. He identified the four properties involved in the changes.

He called for abstentions or declaration of ex parte contact; there were none.

**Staff Report:**

Senior Planner Carol Johnson stated that she was filling in for Planning Director Tamra Mabbott who was the lead planner working with the City of Hermiston. She identified the parcels located in the Urban Growth Area which is jointly managed by Umatilla County and the City of Hermiston. The procedure to co-adopt Hermiston’s plan and zone map change is conducted through hearings at the county level. This matter was before the Planning Commission on May 24, 2012 and their recommendation was for the Board of Commissioners to approve the plan and zone map changes along with two conditions which address transportation impacts related to future development.

The City of Hermiston had completed a Transportation Impact Analysis which Mrs. Johnson requested to be entered into the record. There were eight exhibits included with the information packets previously given to the commissioners so Commissioner Hansell moved to enter exhibits number 1-8 as presented in the packet and include Hermiston Transportation Impact Analysis as exhibit 9. Chairman Givens seconded the motion. It passed by consensus.

Commissioner Hansell questioned the two conditions of approval for the application. County Counsel Doug Olsen explained that when the rezoned area is developed the City of Hermiston must make sure that it is consistent with the county Transportation System Plan. The type of changes and upgrades to be made will depend on the type of development being proposed for the area.

**Applicant Testimony:**

Clint Spencer, Hermiston City Planner, 180 N.E. 2<sup>nd</sup> Street, Hermiston, OR 97838. Mr. Spencer said the City of Hermiston commissioned the Traffic Impact Analysis when they were looking at amending the zoning for the properties. The north boundaries of these tracts abut Punkin Center Road, which is a county road. As development occurred this property would have to come into the city so that it could be serviced with water and sewer and the south half of Punkin Center Road would have to be improved to city standards. The intersection of Punkin Center and Highway 395 would need to be widened and improved with curbs and gutters. An additional turn lane would need to be added for northbound traffic. All of this would be consistent with the City's Transportation Safety Plan (TSP) as well as the County's TSP. The County's TSP would require specific spacing standards as well.

Commissioner Hansell referenced a map and noted that the City of Hermiston had previously taken in a part of West Punkin Center Road and clarified that what was being done through this zone/plan change would set into motion the same activity if the area started to be developed. Mr. Spencer confirmed that was correct.

Chairman Givens stated there were no opponents or public agencies present so he closed the hearing at 1:41 and deliberations began.

Commissioner Hansell said in the matter of co-adopting the City of Hermiston Ordinance #2187 amending City of Hermiston Comprehensive Plan map designation from industrial to commercial and Zoning map from light industrial to outlining commercial, he moved approval of (BOC) Ordinance #2012-11. Commissioner Doherty seconded the motion. It passed unanimously.

Chairman Givens adjourned the hearing at 1:43 p.m.

Respectfully submitted,

Connie Hendrickson  
Administrative Assistant