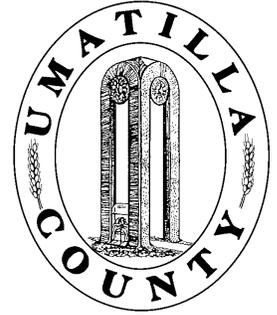


Umatilla County

Department of Land Use Planning



AGENDA

Umatilla County Planning Commission

Public Hearing

Thursday, January 26, 2017, 6:30 p.m.

Justice Center Media Room, Pendleton, OR

Members of Planning Commission

Randy Randall, Chair
Gary Rhinhart, Vice-Chair
Tammie Williams
Don Wysocki
Don Marlatt
Suni Danforth
Cecil Thorne
Tami Green
Clive Kaiser

Members of Planning Staff

Tamra Mabbott, Planning Director
Carol Johnson, Senior Planner
Bob Waldher, Senior Planner
Brandon Seitz, Assistant Planner
Julie Alford, GIS
Gina Miller, Code Enforcement
Tierney Dutcher, Administrative Assistant

1. Call to Order
2. Adopt Minutes (Thursday, December 15, 2016)
3. CONTINUED HEARING:

TEXT AMENDMENT, #T-16-068, PLAN AMENDMENT #P-117-16, and ZONE MAP AMENDMENT, #Z-309-16 application submitted by the OREGON DEPARTMENT OF TRANSPORTATION (ODOT). The applicant requests to add an expansion of an existing quarry (Meacham Quarry) to the Umatilla County Comprehensive Plan list of Goal 5 protected Significant Sites and apply the Aggregate Resource (AR) Overlay Zone to the entire quarry site. The proposed expansion would add approximately 19 acres to the existing Goal 5 protected site. The property is located off the west side of the Old Oregon Trail Highway, described as Township 1 North, Range 35 East, Section 34, Tax Lots 800, 900, and 1000, and Township 1 South, Range 35 East, Section 03AB, Tax Lot 100. The existing quarry is zoned Grazing Forest (GF) with Aggregate Resource overlay (AR). The proposed expansion area is currently zoned GF and Forest Residential (FR). The criteria of approval are found in Oregon Administrative Rule 660-023-040-050, 660-023-0180 (3), (5) and (7), and Umatilla County Development Code 152.487 – 488.

4. NEW HEARING:

COMPREHENSIVE PLAN TEXT AMENDMENT AND GOAL 3 EXCEPTION, #T-16-069, COMPREHENSIVE PLAN MAP AMENDMENT, #P-118-16 and ZONING MAP AMENDMENT, #Z-310-16, applicant/property owner, Kent Madison, Member, 3R Valve, LLC. The applicant requests a rezone of approximately 11 acres of Exclusive Farm Use (EFU) zoned land to Rural Retail Service/Commercial (RRSC). The property is identified as Tax Lot #103 on Assessors Map #4N 28 33B and is located at 29701 Stanfield

Meadows Road, Hermiston, Oregon. 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 Exception; 2) Amend the County Comprehensive Plan Map from North South Agriculture to Commercial; 3) Amend the County Zoning Map from Exclusive Farm Use (EFU) to Rural Retail Service/Commercial (RRSC). The criteria of approval are found in Oregon Administrative Rules 660-004-018, 660-004-0025, 660-004-0028 & 660-012, the County Transportation System Plan and Umatilla County Development Code Section 152.019.

5. Other Business

Memo: Groundwater Management & Land Use Planning in Walla Walla River Sub-basin

6. Adjournment

Upcoming Meetings:

Thursday, February 23, 2017, 6:30 PM

Thursday, March 23, 2017, 6:30 PM

Thursday, April 27, 2017, 6:30 PM

Thursday, May 25, 2017, 6:30 PM