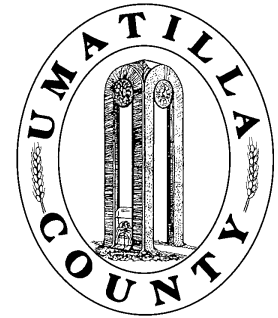


Umatilla County

Department of Land Use Planning



AGENDA

**Umatilla County Planning Commission
Public Hearing
Thursday, February 25, 2016, 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

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** (January 28, 2016)
- 3. Continued Hearing:**

REQUEST FOR A PUBLIC HEARING FOR CONDITIONAL USE REQUEST #C-1249-15, RODNEY J. RAINEY APPLICANT, KEVIN GRAY OWNER. During the public comment period, a "Request for a Public Hearing" was submitted on September 30, 2015. The property is located on the north side of Diagonal Road (State Highway No. 207) on Tax Lot #2401, in Township 04N, Range 29E, Section 06A. The request is to develop a residential adult care facility for alcohol and drug treatment for up to 15 clients. The application is being processed as a Conditional Use Request for a convalescent home. The criteria of approval are found in the Umatilla County Development Code 152.616 (UU), 152.615 and 152.560.

- 4. New Hearing:**

UPDATES OF THE UMATILLA COUNTY DEVELOPMENT CODE, #T-15-064.
A summary of the updates include the following:

1. Update UCDC 152.058 (F) (5) EFU and 152.083 (O) GF Replacement Dwelling
2. Modify UCDC 152.062 EFU Parcel Sizes to allow partitions of certain non-farm uses
3. Modify Kennel Definition UCDC 152.003
4. Modify Kennel UCDC 152.060 EFU & 152.085 GF Conditional Uses Permitted
5. Modify UCDC 152.058 EFU and UCDC 152.083 Uses allowed with a Zoning Permit to add Dog Training
6. Add Definition for Park Model Home UCDC 152.003

7. Modify UCDC 152.616 (X) Conditional Use Permits to add Park Model Homes as Accessory Dwellings
8. Modify UCDC 152.616 (VV) to include rural small and large Commercial Activities
9. Add Definition for Primary Processing of Forest Products UCDC 152.003
10. Add Temporary Primary Processing of Forest Products as Outright Use in GF Zone UCDC 152.081
11. Add Provisions in General Zoning Regulations Section UCDC 152.031
12. Add State Requirements on Property Line Adjustments for Measure 49 Waiver Properties UCDC 152.722
13. Modify Creation of EFU and GF Parcels UCDC 152.062 and 152.087
14. Add Land Division requirements allowing EFU and GF Zoned Parcels to be partitioned along an Urban Growth Boundary UCDC 152.710
15. Add Accessible Parking Requirement UCDC 152.562
16. Add Solar Projects as an EFU Conditional Use Permitted UCDC 152.060
17. Add Clarification to UCDC 152.616 (HHH) (6) Standards/Criteria of Approval for Commercial Wind Power Generation Facility Conditional Uses Permitted
18. Modify Property Line Adjustment Standards for Approval UCDC 152.722
19. Modify Permitting More Than One Principal Structure or Use UCDC 152.571
20. Modify Zoning Permit Exceptions for Small Structures UCDC 152.025
21. Clarify Residential Zone Setback Requirements UCDC 152.134, 152.159, 152.164, 152.173, 152.218 & 152.233
22. Modify EFU Land Use Decision Dwelling Approvals UCDC 152.059
23. Modify Canopy Definition UCDC 152.003
24. Modify Definitions of Zoning Permit and Development Permit UCDC 152.003
25. Modify Conditional Use Permits/Land Use Decision Procedure UCDC 152.612 & 152.613
26. Clarify Administrative Language UCDC 152.776 & 152.769
27. Clarify Decision Language and Final Approval Timeline UCDC 152.683, 152.685, 152.686, 152.669, 152.698 & 152.724
28. Update Numbering UCDC in Land Use Decision UCDC 152.617 (II) (7)

5. Other Business:

Planning Commission to elect 2016 Officers.

6. Adjournment

Next Scheduled Meeting:

Thursday, March 24, 2016, 6:30 p.m., Stafford Hansell Government Center, 915 SE Columbia Drive, Hermiston, OR