

UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, January, 26, 2017
6:30 p.m., Umatilla County Justice Center, Media Room
Pendleton, Oregon

COMMISSIONERS

PRESENT: Gary Rhinhart, Vice Chair, Suni Danforth, Don Marlatt, Don Wysocki, Tammie Williams, Tami Green, Clive Kaiser, Cecil Thorne

ABSENT: Randy Randall, Chair

STAFF: Tamra Mabbott, Carol Johnson, Bob Waldher, Tierney Dutcher

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

CALL TO ORDER:

Commissioner Rhinhart called the meeting to order at 6:31 p.m. and read the opening statement.

MINUTES:

Commissioner Rhinhart asked the Planning Commission to review the minutes from December 15, 2016. Commissioner Marlatt moved to adopt the minutes as written. The motion was seconded by Commissioner Kaiser. Motion carried by consensus.

NEW 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 (OAR) 660-023-040-050, 660-023-0180 (3), (5) and (7), and Umatilla County Development Code (UCDC) 152.487 – 488.

Commissioner Rhinhart called for the Staff Report.

Staff Report: Robert Waldher, Senior Planner, stated that ODOT is planning to submit a Variance from the setback requirements for the Aggregate site at Meacham Quarry. They requested a continuance at the January 26th hearing to allow time for them to complete the Variance application. ODOT did not have their application completed in time to comply with the 20 day public notice requirement for today's hearing. Mr. Waldher stated that we will need to re-notice the Text, Plan and Zone Map Amendments in addition to the Variance when the completed application is received. At that time, it will come before the Planning Commission.

WITHDRAWN 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.

Commissioner Rhinhart asked Carol Johnson, Senior Planner, if there is anything the Planning Commission needs to discuss regarding this withdrawn application. Mrs. Johnson stated that the applicant is likely to reapply and we will discuss the details with Planning Commission at that time.

OTHER BUSINESS:

Memo: Groundwater Management & Land Use Planning in Walla Walla River Sub-basin: Mr. Waldher stated that for the past several months, Oregon Water Resources Department (OWRD) has held a number of public meetings in the Milton-Freewater area of the Walla Walla River Sub-basin to inform landowners about water declines in the sub-basin basalt aquifers. They are forming a Rules Advisory Committee (RAC) that will consider designating the Sub-basin a Serious Water Management Problem Area (SWMPA). They may establish a critical groundwater area similar to the other 4 that we have in our county for the Umatilla Sub-basin.

At the first RAC meeting in December, they discussed groundwater declines related to exempt wells. In the State of Oregon, an exempt well is not to exceed 15,000 gallons per day and are not required to obtain a water right. RAC members were concerned that non-agricultural development is causing a bulk of the decline of the aquifer. Planning staff created an inventory of the residential zoned properties and Exclusive Farm Use (EFU) zoned property where development has historically occurred. Mr. Waldher referred to the tables on page 2 in *Memo: Groundwater Management and Land Use Planning in Walla Walla River Sub-basin*. Mr. Waldher explained that Table 1 shows that the estimated maximum total number of new dwellings that could be established on Rural Residential (RR) zoned land is 65. Table 2 shows an estimated 31 new dwellings could be established within the Unincorporated (UC) zoned area of Umapine, although the actual number is likely lower given the development constraints. In addition, based on the

historic development pattern of the last 10 years, it is logical to believe that new dwellings will continue to develop at a similar rate.

Planning staff looked at the history of development patterns of EFU zones. Reviewing the permitting history over the last 10 years the result was 22 new dwellings which come to an average of 2 dwellings per year. Mrs. Mabbott stated that the County compiled this information to assist the RAC with making decisions concerning exempt wells.

Mrs. Mabbott stated that OWRD is proposing to require that all water right holders install water meters on all non-exempt wells. OWRD staff estimated the materials and installation costs for an individual water meter to cost between \$2,000 and \$4,000. The burden of this cost is placed on the property owner and OWRD has indicated that there currently are no state grant programs or funding available to help with the expense.

Umatilla County Department of Land Use Planning 2016 Year End Report to Planning Commission

Mrs. Mabbott presented the 2016 Year End Report. She stated that Planning Staff issued 205 Zoning Permits in 2016. They also processed and completed 18 Land Divisions, 30 Conditional Use Permits and Land Use Decisions, 4 Variances and 12 Amendments.

The Planning Commission reviewed the *2016 Year End Report* and discussed the ongoing and completed projects from the past year.

Umatilla County Department of Land Use Planning Draft 2017 Work Plan

Mrs. Mabbott presented the Draft 2017 Work Plan. She stated that many of the projects are ongoing from the past year. She announced that Julie Alford, County Planning Departments GIS Technician will be retiring this year. The County has asked all departments to make budget cuts and we will not be replacing her position.

Mrs. Mabbott stated that she added a new project to the list, #8, Update the Comprehensive Plan. Taylor Smith is the Healthy Communities Coordinator of the County and partnered with Mrs. Mabbott on the Plan4Health initiative. Ms. Smith agreed to assist with an update to Chapter 11 as they identified all the recreational opportunities in the County as part of that comprehensive effort.

Mrs. Mabbott referred to item #3, under 'Ongoing Projects', Umatilla Chemical Depot & Columbia Development Authority (CDA). She stated that Commissioner Elfering serves on the Columbia Development Authority. Mrs. Mabbott and Brandon Seitz, Assistant Planner, have been working with CDA and City of Umatilla on an exception to Goal 11 to allow the City to provide wastewater service to industrial lands on the depot.

Mrs. Mabbott noted that item #15 on the 2017 Work Plan is also new, the Lower Umatilla Basin Groundwater Management Area (LUBGWMA). Mrs. Mabbott asked Commissioner Kaiser, Chair of the LUBGWMA, to give an overview. Commissioner

Kaiser stated that the LUBGWMA was designated because the safe drinking water standard for nitrate of 10 parts per million (ppm), was exceeded. The Department of Environmental Quality (DEQ) has been overseeing this effort for the last 25 years but the first action plan did not result in any reductions, just slower increases of nitrate. They are currently developing a second action plan. So far, there have been recommendations and suggestions but no dissemination of information throughout the region and no mitigation. Commissioner Kaiser is encouraging them to complete a peer reviewed assessment of what is being put forth. They are developing a Comprehensive Plan which could be used to asked legislators for funds to assist with implementing a solution. Mrs. Mabbott said we will continue to work together to try to find a solution and additional discussion ensued.

ADJOURNMENT:

Commissioner Rhinhart adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Tierney Dutcher
Administrative Assistant

(Minutes adopted by the Planning Commission on February 23, 2017)