



Board of Commissioners

216 S. E. 4th Street
Pendleton, OR 97801
541-278-6204

Daniel N. Dorran
541-278-6201

John M. Shafer
541-278-6203

Celinda A. Timmons
541-278-6202

BOARD OF COMMISSIONERS MEETING

Wednesday, May 7, 2025, 9:00am
Umatilla County Courthouse, Room 130

- A. Call to Order
- B. Chair's Introductory Comments & Opening Statement
- C. New Business

TEXT AMENDMENT #T-100-25, AMENDMENT OF UMATILLA COUNTY DEVELOPMENT CODE, SECTION 152.250 DIMENSIONAL AND DESIGN STANDARDS.

Umatilla County Community Development Department proposes changes to the Umatilla County Development Code (UCDC) Section 152.250, which would modify the dimensional and design standards required for a Design Review in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located adjacent to the Highway 395 North Corridor. The criteria of approval for amendments are found in Umatilla County Development Code 152.750-152.755.

- D. Adjournment

COMMUNITY &
BUSINESS
DEVELOPMENT

MEMO

LAND USE
PLANNING,
ZONING AND
PERMITTING

TO: Umatilla County Board of Commissioners
FROM: Bob Waldher, Community Development Director
DATE: April 30, 2025

CODE
ENFORCEMENT

RE: May 7, 2025 Planning Commission Hearing
Umatilla County Development Code Text Amendment #T-100-25

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

Background Information

GIS AND
MAPPING

Umatilla County is seeking an amendment to Section 152.250 of the Umatilla County Development Code (UCDC), which outlines the Dimensional and Design Standards. The proposed amendment would revise these standards for Design Review in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located along the Highway 395 North Corridor. The current design standards have been in place since their adoption by Ordinance 2019-09 in 2019. These standards were developed through a comprehensive public engagement process as part of the Highway 395 North Economic Development Project, which was supported by a Transportation Growth Management (TGM) grant from the Oregon Department of Transportation and the Department of Land Conservation and Development. The primary goal of the project at that time was to enhance the aesthetic appeal and economic viability of the corridor. However, planning staff responsible for reviewing design applications have identified several dimensional and design criteria that, although well-intended when the 2019 code was adopted, are now deemed impractical and not conducive to new development or redevelopment along the Highway 395 North Corridor.

RURAL
ADDRESSING

LIAISON,
NATURAL
RESOURCES &
ENVIRONMENT

PUBLIC TRANSIT

Criteria of Approval

The criteria of approval for amendments are found in Umatilla County Development Code 152.750-152.755. Applicable Statewide Planning Goals 1-14 have also been evaluated.

Hearings

The first evidentiary hearing was held before the Planning Commission on March 27, 2025. The Planning Commission recommended approval by the Board of County Commissioners (BCC). A subsequent Public Hearing before the BCC is scheduled for Wednesday, May 7, 2025, at 9:00 AM in Room 130 of the Umatilla County Courthouse, 216 SE 4th Street, Pendleton, OR 97801.

Conclusion

The BCC has an obligation to approve or deny the proposed text amendment to the Dimensional and Design Standards.

Attachments

The following attachments have been included for review by the BCC:

- Final Findings and Conclusions of Law
- Recommended Code Amendments

**UMATILLA COUNTY BOARD OF COMMISSIONERS
FINAL FINDINGS OF FACT AND CONCLUSIONS OF LAW
TEXT AMENDMENT, #T-100-25**

**AMENDMENT OF UMATILLA COUNTY DEVELOPMENT CODE, AMENDING
DIMENSIONAL AND DESIGN STANDARDS REQUIRED FOR DESIGN REVIEW IN THE
RETAIL SERVICE COMMERCIAL AND LIGHT INDUSTRIAL ZONES FOR PROJECTS
LOCATED ADJACENT TO THE HIGHWAY 395 NORTH CORRIDOR**

1. Request

Umatilla County is seeking an amendment to **Section 152.250 of the Umatilla County Development Code (UCDC)**, which outlines the Dimensional and Design Standards. The proposed amendment would revise these standards for Design Review in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located along the Highway 395 North Corridor. The current design standards have been in place since their adoption by *Ordinance 2019-09* in 2019. These standards were developed through a comprehensive public engagement process as part of the Highway 395 North Economic Development Project, which was supported by a Transportation Growth Management (TGM) grant from the Oregon Department of Transportation and the Department of Land Conservation and Development. The primary goal of the project at that time was to enhance the aesthetic appeal and economic viability of the corridor. However, planning staff responsible for reviewing design applications have identified several dimensional and design criteria that, although well-intended when the 2019 code was adopted, are now deemed impractical and not conducive to new development or redevelopment along the Highway 395 North Corridor.

2. Procedural Matters

A. Categorization of this Matter

This matter is a legislative matter because it proposes an amendment to the codified text of the UCDC.

B. Post-Acknowledgment Amendment

This legislative amendment is an amendment to the County's acknowledged 1983 Zoning Ordinance. ORS 197.610(1) and OAR 660-018-0020(1) require that the County provide notice to the Director of the Oregon Department of Land Conservation and Development ("DLCD") at least 35 days prior to the initial evidentiary hearing. The County provided the 35-day notice to DLCD through DLCD's PAPA online portal on February 20, 2025. The County has satisfied ORS 197.610(1) and OAR 660-018-0020(1) by submitting the post-acknowledgement amendment notice so that it arrived at the office of the Director of DLCD at least 35 days prior to the initial evidentiary hearing.

UCDC 152.771(B) requires the County provide a legal notice for the Planning Commission hearing March 27, 2025 and Board of Commissioners hearing May 7, 2025 by publication in a newspaper of general circulation in the County at least ten (10) days prior to the date of the first hearing. The notice was published in the *East Oregonian* newspaper on March 8, 2025.

The County has satisfied the post-acknowledgement amendment notice required by ORS 197.610(1) and OAR Chapter 660-018-0020(1) and the legal notice of hearing publication in UCDC 152.771(B).

C. Procedure

UCDC 152.752 is entitled "Public Hearings on Amendments." This section provides, in relevant part:

"The Planning Commission shall conduct a public hearing on the proposed amendment according to the procedures in section 152.771 of this Chapter at its earliest practicable meeting after it is proposed. The decision of the Planning Commission shall be final unless appealed, except in the case where the amendment is to the text of this Chapter, then the Planning Commission shall forward its recommendation to the Board of Commissioners for final action."

The County will hold two (2) hearings for this legislative amendment, one (1) before the Planning Commission and one (1) before the Board of Commissioners.

Additionally, UCDC 152.771(A)(1) provides that a public hearing is required for legislative amendments. The procedures and requirements for a quasi-judicial hearing are not applicable to this hearing. Therefore, UCDC 152.772, which applies to quasi-judicial hearings, is not applicable to this legislative proceeding.

3. Approval Criteria

UCDC 152.751 requires that an amendment to the text of the UCDC shall comply with provisions of the Umatilla County Comprehensive Plan (the "Plan"), the Oregon Transportation Planning Rule (the "TPR"), OAR Chapter 660, division 12, and the Umatilla County Transportation Plan ("Transportation Plan"). The County also finds that because this text amendment is a post-acknowledgment amendment, ORS 197.175(1) requires that the Plan and Map amendment satisfy applicable Statewide Planning Goals (the "Goals") and other applicable administrative rules. The County finds that the UCDC does not contain substantive standards for an amendment to the UCDC text. The remainder of this section addresses the applicable approval criteria.

This UCDC provision sets forth the approval requirements for amendment to the text of the UCDC. This section requires that an amendment satisfy the Plan and the Oregon Transportation Planning Rule (the "TPR"), OAR 660, Division 12, as well as the Umatilla County Transportation Plan.

The County finds this request is to amend the text of the UCDC, specifically for Design Reviews in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located along the Highway 395 North Corridor. The TPR, OAR 660-012-0060 (1)-(3), is not implicated by this text amendment and further analysis of the Oregon Transportation Plan and Umatilla County requirements at 152.019 are not required.

Finding: The County finds that UCDC 152.751 is satisfied.

A. Applicable Statewide Planning Goals

Goal 1 Citizen Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The Umatilla County Comprehensive Plan and Development Code outline the County's citizen involvement program that includes the activities of the Planning Commission and provides for the public

hearing process with its required notice provisions. These notice provisions provide for adjoining and affected property owner notice; notice to interested local, state and federal agencies; and allows for public comment to the process.

Goal 2 Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Goal 2 establishes the underlining process that a county or a city needs to utilize when considering changes to their comprehensive plans and development codes. This text amendment is being requested under the Umatilla County Development Code provisions that apply to amendments, meeting the intent of Goal 2.

Goal 3 Agricultural Lands: To preserve and maintain agricultural lands.

Goal 3 requires counties to preserve and maintain agricultural lands for farm uses. Counties must inventory agricultural lands and protect them by adopting exclusive farm use zones consistent with Oregon Revised Statute 215.203 et. seq. Goal 3 also applies to mixed farm/forest zones, such as Umatilla County's Grazing/Farm (GF) zone. The proposed text amendment applies to Design Review applications in the RSC and LI zones, which are non-resource lands. Therefore, Goal 3 is not a direct consideration as part of this application.

Goal 4 Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Goal 4 addresses the protection of forest lands. The proposed text amendment applies to Design Review applications in the RSC and LI zones, which are non-resource lands. Therefore, Goal 4 is not a direct consideration as part of this application.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources: To protect natural resources and conserve scenic and historic areas and open spaces.

Goal 5 addresses natural, historical and cultural resources with a focus on protecting sites. There are no known protected natural, historical, or cultural resources located in the area where the proposed code amendment would apply. Therefore, the proposal will not negatively impact Goal 5 resources.

Goal 6 Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

Goal 6 addresses the quality of air, water, and land resources. In the context of comprehensive plan amendments, a local government complies with Goal 6 by explaining why it is reasonable to expect that the proposed uses authorized by the plan amendment will be able to satisfy applicable federal and state environmental standards, including air and water quality standards.

The proposed text amendment consists of dimensional and design standards, primarily related to landscaping and building façade treatments. The proposal will not negatively impact Goal 6 resources.

Goal 7 Areas Subject to Natural Hazards and Disasters: To protect people and property from natural hazards.

Goal 7 works to address natural hazards and disasters, and through a comprehensive plan amendment process, would seek to determine if there are known natural hazards and seek to mitigate concerns. Natural hazards would be considered as part of the land use processes that would be completed during a land division or land use decision process and are not considered for this text amendment application.

Goal 8 Recreation Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

No recreation components are included in this application.

Goal 9 Economy: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Goal 9 requires local governments to adopt comprehensive plans and policies that contribute to a stable and healthy economy. The proposed text amendment supports Goal 9 through the implementation of dimensional and design standards that improve the aesthetic and economic viability of the Highway 395 North Corridor.

Goal 10 Housing: To provide for the housing needs of citizens of the state.

Housing is not a direct consideration as part of this application.

Goal 11 Public Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Goal 11 requires local governments to plan and develop a timely, orderly, and efficient arrangement of public facilities and services. The goal provides that urban and rural development be guided and supported by types and levels of services appropriate for, but limited to, the needs and requirements of the area to be served. Goal 11 is not a direct consideration of this amendment request.

Goal 12 Transportation: To provide and encourage a safe, convenient and economic transportation system.

Goal 12 requires local governments to provide and encourage a safe, convenient and economic transportation system, implemented through the Transportation Planning Rule. Goal 12 is not a direct consideration of this amendment request.

Goal 13 Energy: To conserve energy.

Goal 13 directs local jurisdictions to manage and control land and uses developed on the land to maximize the conservation of all forms of energy, based on sound economic principles. Goal 13 is not a direct consideration of this amendment request.

Goal 14 Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

RSC and LI zoned properties along Highway 395 are already considered Goal 14 exception lands. Therefore, Goal 14 is not a direct consideration of this amendment request.

Finding: Umatilla County has evaluated Statewide Planning Goals 1-14. The other five goals, 15-19, are not applicable to this application request. Umatilla County finds the goals that are applicable have been satisfied.

B. Applicable Oregon Administrative Rules

Finding: The County finds that there are no Oregon Administrative Rules (OARs) applicable to this request.

C. Applicable Plan Policies

The Umatilla County Comprehensive Plan includes the following provisions that are supportive of this application:

(a) **Chapter 4, “The Planning Process”**

Finding 6: “Other public agencies (e.g. state, federal, county, special district, city) have jurisdiction and /or management responsibilities for land in the County.”

Policy 6: “To insure public agency involvement, the County will endeavor to notify affected agencies through the processes outlined in the Comprehensive Plan and Development Code.”

Finding: The County finds this policy is satisfied where the County coordinated with affected governmental entities in providing notice of the Planning Commission and Board of Commissioners' hearings on the text amendment. Coordination requires that affected governmental entities be provided with the proposed text amendment, given a reasonable opportunity to comment, and that the County incorporate comments as much as is reasonable.

The County finds that this policy is satisfied.

(b) **Chapter 5, “Citizen Involvement”**

(1) *Policy 1: “Provide information to the public on planning issues and programs, and encourage citizen input to planning efforts.”*

Finding: The County finds Chapter 5, Policy 1, is satisfied because notice of the Planning Commission and Board of Commissioners' hearings are in a newspaper of County-wide circulation and there are two (2) *de novo* hearings where the public may testify on the proposed text amendment.

The County finds that this policy is satisfied.

(2) *Policy 5: “Through appropriate media, encourage those County residents’ participation during both city and County deliberation proceedings.”*

Finding: The County finds, as explained above, the publication of notice of the Planning Commission hearing and the Board of Commissioners' hearing in a newspaper of County-wide circulation fulfills this requirement.

The County finds that this policy is satisfied.

5. CONCLUSION

For the reasons contained herein, the County finds the applicable approval criteria for the text amendment have been satisfied and the proposed text amendment to revise the dimensional and design standards for Design Review in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located along the Highway 395 North Corridor can be approved.

DATED this ____ day of _____, 2025.

UMATILLA COUNTY BOARD OF COMMISSIONERS

Celinda A. Timmons, *Commissioner*

John M. Shafer, *Commissioner*

Daniel N. Dorran, *Commissioner*

Note: Proposed text changes are shown in a “Mark Up” format with the original text to be removed shown in red ~~strikethrough~~ and added/revised text provided in red underlined.

RSC, RETAIL/SERVICE COMMERCIAL ZONE

Sub-Sections

<u>152.245</u>	<u>Purpose</u>
<u>152.246</u>	<u>Uses permitted</u>
<u>152.247</u>	<u>Conditional uses permitted</u>
<u>152.248</u>	<u>Limitations on uses</u>
<u>152.249</u>	<u>Design review</u>
<u>152.250</u>	<u>Dimensional and Design Standards</u>

§ 152.245 PURPOSE.

The RSC, Retail/Service Commercial, Zone is designed to provide areas outside of urban growth boundaries where specific commercial activities require larger sites than are available inside an urban growth boundary and provide for retail and service- oriented commercial activities to accommodate rural residences. The RSC zone is intended to create and maintain a built environment that is conducive to pedestrian and bicycle accessibility, reducing dependency on the automobile for short trips. The zone is also intended to promote economic development by creating an attractive and safe commercial corridor through the application of design standards that require sufficient lighting, appropriate screening and landscaping, and high-quality building design.
(Ord. [83-4](#), passed 5-9-83; Ord. [2019-09](#), passed 11-6-19;)

§ 152.246 USES PERMITTED.

(A) *Uses Permitted Outright.* In an RSC Zone, the following uses and their accessory uses are permitted without a zoning permit:

(1) Normal operation, maintenance, repair, and preservation activities of existing transportation facilities.

(2) Installation of culverts, pathways, medians, fencing, guardrails, lighting, and similar types of improvements within the existing right-of-way.

(3) Projects specifically identified in the Transportation System Plan as not requiring further land use regulation.

(4) Landscaping as part of a transportation facility.

(5) Emergency measures necessary for the safety and protection of property

(6) Acquisition of right-of-way for public roads, highways, and other transportation improvements designated in the Transportation System Plan except for those that are located in exclusive farm use or forest zones.

(7) Construction of a street or road as part of an approved subdivision or land partition approved consistent with the applicable land division ordinance.

(B) *Uses Permitted with a Zoning Permit.* In an RSC Zone, the following uses and their accessory uses are permitted upon the issuance of a zoning permit, pursuant to [§ 152.025](#) and subject to the requirements of §§ [152.248](#) through [§ 152.250](#).

- (1) Automobile service station;
- (2) Automobile, truck or motorcycle sales lot;
- (3) Automobile, truck or motorcycle repair shop or parts store;
- (4) Blacksmith or machine shop;
- (5) Bottling works;
- (6) Custom meat cutting, curing and cold storage locker;
- (7) Eating or drinking establishment;
- (8) Financial institution;
- (9) Food store;
- (10) Gift store;
- (11) Green house or nursery;
- (12) Information center;
- (13) Motel, hotel;
- (14) Office building;
- (15) Plumbing or sheet metal shop;
- (16) Public or semi-public uses;
- (17) Retail sales outlets;
- (18) Service-oriented businesses;
- (19) Sporting goods or bait shop;
- (20) Signs: Type 2, 4, 5, 7, 8, 9, 10, 11 as defined in [§ 152.546](#);
- (21) Wholesale businesses where

no manufacturing, compounding, processing or treatments of the products for wholesale are conducted.

(Ord. [83-4](#), passed 5-9-83; Ord. [2002-08](#), passed 8-14-02; Ord. [2012-02](#), passed 1-26-12;)

§ 152.247 CONDITIONAL USES PERMITTED.

In a RSC Zone, the following uses and their accessory uses are permitted, subject to the requirements of §§ [152.610](#) through [152.616](#), [152.248](#) ~~and through 152.250~~ upon the issuance of a zoning permit:

(A) Accessory dwelling (one only) for the owner or operator of each existing permitted use as provided in [§ 152.616 \(X\)](#);

(B) Animal hospital or veterinary clinic as provided in [§ 152.616 \(DDD\)](#);

(C) Commercial amusement establishment as provided in [§ 152.616 \(P\)](#);

(D) Drug paraphernalia store, adult book store, adult movie house as provided in [§ 152.616 \(W\)](#);

(E) Mini-warehouses as provided in [§ 152.616 \(MM\)](#);

(F) Mobile home park, travel trailer park as provided in [§ 152.616 \(NN\)](#);

(G) Tire repairing as provided in [§ 152.616 \(AAA\)](#);

(H) Utility facility as provided in [§ 152.616 \(CCC\)](#);

(I) Welding shop as provided in [§ 152.616 \(F\)](#);

(J) Other uses similar to the uses permitted or the conditional uses normally located in a Retail/Service Commercial Zone, provided that the use has the approval of the planning Director or Planning Commission.

(K) Construction, reconstruction, or widening of highways, roads, bridges or other transportation projects that are: (1) not improvements designated in the Transportation System Plan or (2) not designed and constructed as part of a subdivision or planned development subject to site plan and/or conditional use review, shall comply with the Transportation System Plan and applicable standards, and shall address the following criteria. For State projects that require an Environmental Impact Statement (EIS) or EA (Environmental Assessment), the draft EIS or EA shall be reviewed and used as the basis for findings to comply with the following criteria:

(1) The project is designed to be compatible with existing land use and social patterns, including noise generation, safety, and zoning.

(2) The project is designed to minimize avoidable environmental impacts to identified wetlands, wildlife habitat, air and water quality, cultural resources, and scenic qualities.

(3) The project preserves or improves the safety and function of the facility through access management, traffic calming, or other design features.

(4) Project includes provision for bicycle and pedestrian circulation as consistent with the comprehensive plan and other requirements of this ordinance.

(L) Construction of rest areas, weigh stations, temporary storage, and processing sites.

(M) If review under this Section indicates that the use or activity is inconsistent with the Transportation System Plan, the procedure for a comprehensive plan amendment shall be undertaken prior to or in conjunction with the conditional permit review.
(Ord. [83-4](#), passed 5-9-83; Ord. [2002-08](#), passed 8-14-02; Ord. [2013-02](#), passed 1-29-13)

§ 152.248 LIMITATIONS ON USES.

In the RSC Zone, the following limitations and conditions shall apply:

(A) *Outdoor storage.* Outside storage areas shall be screened with a site-obscuring fence so that the area shall not be exposed to view from without the property, except the outdoor display of merchandise is allowed as provided in subsection (B).

(B) *Outdoor merchandise display.* Outside display of any scrap or salvage material shall be prohibited.

(C) The growing, harvesting or processing of marijuana is prohibited in this zone.
(Ord. [83-4](#), passed 5-9-83; Ord. [2015-07](#), passed 9-22-15; Ord. [2019-09](#), passed 11-6-19;)

§ 152.249 DESIGN REVIEW.

(A) *An application for a zoning permit* for a use permitted in [§ 152.246](#) of this chapter shall be accompanied by a site plan

and, if applicable, a design review application.

(B) *Applicability of Design Review Application.* A Design Review application is required if the proposal includes one or more of the following:

(1) New construction of building or structure.

(2) A building addition or expansion of more than 500 square feet, or 10 percent of the existing floor area on the site, whichever is greater.

(3) A change of the exterior façade of a building, including any new or change to existing doors or windows, excluding changes in color, that exceeds 15 percent of the area of the existing façade.

(4) A change in on-site landscaping, either additional or replacement, that exceeds 15 percent of the existing landscaped area.

(5) An addition to existing on-site vehicular parking or circulation area that adds paving or parking spaces that exceeds 15 percent of the existing parking area.

(C) *Applicability of Design Standards - General.*

(1) New developments are subject to all applicable design standards in §152.250.

(2) Proposals that meet one or more of the thresholds for Design Review in §152.249 (B)(2)-(5) are subject to all applicable standards, as specified in the Applicability provisions in §152.250 (D)-(H).

(3) The following is exempt from design standards in §152.250:

(a) Maintenance of a building, structure, or site in a manner that is consistent with previous approvals.

(b) Regular maintenance, repair, and replacement of materials (e.g., exterior painting, roof, siding, awnings, etc.), parking restriping, repaving (limited to an area that does not exceed 15 percent of the existing parking area pursuant to 152.249.B(5)), and similar maintenance or repair of existing structure(s) and site improvements.

(4) A project that increases building floor area, as described in §152.249 (B)(2), within an existing development is subject to all applicable design standards of §152.250. The standards only apply to the building addition or expansion. Expansions or additions must not increase the length of an existing street-facing facade that does not conform to the maximum setback standard of § 152.250 (B)(1), as illustrated in Figure 152.250-1.

(D) *Procedure.*

(1) Pre-application.

(a) The purpose of the pre-application conference is to acquaint County staff and outside agencies and service providers with a potential application, and to acquaint the applicant with the requirements of this Code, the Comprehensive Plan, and other relevant criteria and procedures. Any comments or commitments made by any member of County staff during this pre-

application conference are only preliminary in nature. It is not intended to be an exhaustive review of all potential issues, and the conference does not bind or preclude the County from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated in the pre-application conference.

(b) Prior to submission of a Design Review application, the applicant shall request the Planning Director or authorized agent to arrange a pre-application conference. The request shall include three copies of a preliminary sketch of the proposal and other general information needed to explain the development. The conference shall provide for an exchange of information regarding procedures, applicable elements of the Comprehensive Plan, zoning, development, and design review requirements.

(E) *Submittal Requirements.* The Planning Director or an authorized agent shall review the Design Review application to determine if the application includes the following submittal requirements:

(1) Existing site conditions map. The existing site conditions shall include the following information, applicable to the site:

(a) A location map with the subject property and the surrounding property to a distance sufficient to determine the location of the development in the County, and the relationship between the proposed development site and adjacent

property and development. The property boundaries, dimensions, and gross area shall be identified;

(b) The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;

(c) Areas subject to overlay zones;

(d) Site features, including existing structures, pavement, large rock outcroppings, wetland, drainage ways, canals, and ditches;

(e) The location, size, and species of trees and other vegetation (outside proposed building envelope) having a caliper (diameter) of 6 inches greater at 4 feet above grade;

(f) North arrow, scale, and the names and addresses of all persons listed as owners of the subject property on the most recently recorded deed; and

(g) Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

(2) Proposed site plan. The site plan shall include the following information, as the Planning Director deems applicable:

(a) The proposed development site, including boundaries, dimensions, and gross area;

(b) Features identified on the existing site analysis maps that are proposed to remain on the site;

(c) Features identified on the existing site map, if any, that are proposed to be removed or modified by the development;

(d) The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;

(e) The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;

(f) The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;

(g) The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);

(h) Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;

(i) Loading and service areas for waste disposal, loading, and delivery;

(j) Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;

(k) Location, type, and height of outdoor lighting;

(l) Location of mail boxes, if known;

(m) Name and address of project designer, if applicable;

(n) Locations of bus stops and other public or private transportation facilities; and

(o) Locations, sizes, and types of signs.

(3) Architectural drawings. Architectural drawings shall include the following information, as the Planning Director deems applicable:

(a) Building elevations with dimensions;

(b) Building materials and type; and

(c) Name and contact information of the architect or designer.

(4) Landscape plan. The landscape plan shall include the following information, as the Planning Director deems applicable:

(a) The location and height of existing and proposed fences, buffering, or screening materials;

(b) The location of existing and proposed terraces, retaining walls, decks, patios, and shelters;

(c) The location, size, and species of the existing and proposed plant materials (at time of planting);

(d) Existing and proposed building and pavement outlines;

(e) Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method of irrigation), and anticipated planting schedule; and

(5) Narrative. Letter or narrative report documenting compliance with the applicable requirements contained in [§152.249](#) (E);

(6) Deed restrictions. Copies of all existing and proposed restrictions or covenants, including those for roadway access control;

(7) Traffic Impact Analysis, when required by Section [§ 152.019](#);

(8) Other information determined by the Planning Director. The County may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Code.

(F) *Design Review Requirements.*

The Planning Director or an authorized agent shall review the design review application for completeness and compliance with the following requirements:

(1) An access permit has been issued by the County Road Department and/or ODOT for the subject property and applicable access, circulation, and street connectivity requirements are met as provided in [§ 152.018](#) and [§ 152.021](#);

(2) Parking lots and spaces, off-street parking, and loading requirements are met as provided in [§ 152.560](#) through [§ 152.562](#);

(3) Applicable building, site design, and dimensional standards are met as provided in [§ 152.250](#);

(4) Signs are permitted as provided in [§ 152.545](#) through [§ 152.548](#);

(5) Vision clearance standards are met as provided in [§ 152.011](#).

(Ord. [83-4](#), passed 5-9-83; Ord. [2014-04](#), passed 7-2-14; Ord. [2019-09](#), passed 11-6-19;)

§ 152.250 DIMENSIONAL AND DESIGN STANDARDS.

In a RSC Zone, the following dimensional and design standards shall apply:

(A) *Lot size.* The minimum lot size shall be one acre;

(B) *Setback requirements.* The setback requirements shall be as follows:

(1) Front yard:

(a) Minimum Setback: ten feet,

(b) Maximum Setback: thirty feet. For expansions and additions, see [§ 152.249\(C\)\(2\)](#) and Figure 152.250-1.

(c) For corner properties with frontage along Highway 395, the

highway is considered the front property line.

(ed) Buildings related to automobile, truck or motorcycle sales lots are exempt from the maximum setback requirements when the front of the lot is used for automobile, truck or motorcycle merchandise display.

(e) Accessory structures used for storing maintenance vehicles and equipment, and other business-related items that are not intended for display, and that are directly related to an approved use occurring on the subject property are exempt from the maximum setback requirements of this section.

(f) Accessory structures used for storing maintenance vehicles and equipment, and other business-related items that are not intended for display, and that are directly related to an approved use occurring on the subject property shall be located behind the primary structure when practical.

(2) Side yard: minimum of ten feet, except if the lot abuts a property zoned for residential use, then the setback shall be 20 feet;

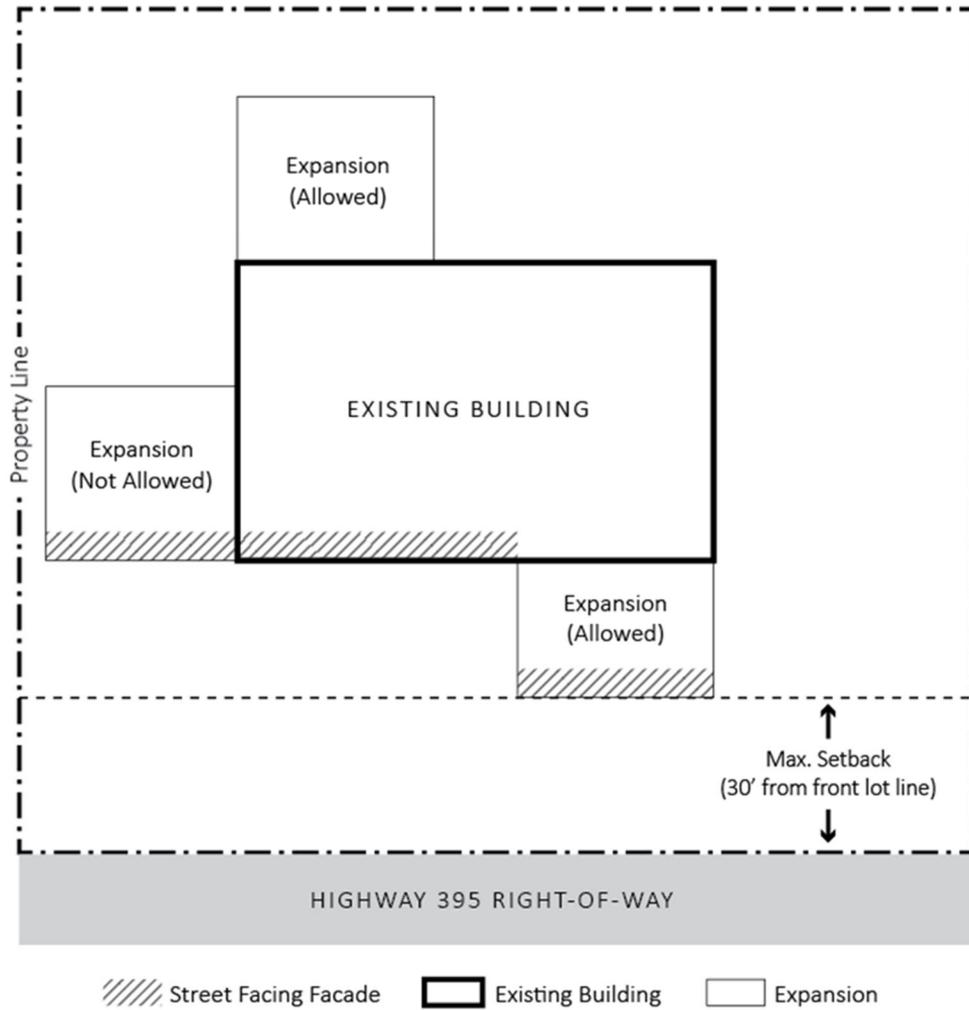
(3) Rear yard: minimum of twenty feet;

(4) The minimum side and rear yard setbacks may be modified upon the request of a property owner, pursuant to § [152.625](#) through 152.630. Under no circumstance shall the setback requirements be modified when the reduced setback

would adjoin residentially zoned property.

(5) Vision clearance standards, found in [§ 152.011](#), may require greater setbacks those in 152.250 (C), pursuant to [§152.005 \(B\)](#), which determines that the most restrictive provision shall apply.

Figure 152.250-1. Applicability of Maximum Setback Standard for Expansions or Additions to Existing Buildings



(C) *Stream setback.* To permit better light, air, vision, stream or pollution control, protect fish and wildlife areas, and to preserve the natural scenic amenities and vistas along the streams, lakes and wetlands, the following setbacks shall apply:

(1) All sewage disposal installations, such as septic tanks and septic drainfields, shall be set back from the mean high-water line or mark along all streams, lakes or wetlands a minimum of 100 feet, at right angles to the high water line or mark. In those cases, where practical difficulties preclude the location of the facilities at a distance of 100 feet and the Department of Environmental Quality finds that a closer location will not endanger health, the Planning Director may permit the location of these facilities closer to the streams, lakes or wetland, but in no case closer than 50 feet;

(2) All structures, buildings or similar permanent fixtures shall be set back from the high water line or mark along all streams, lakes or wetlands a minimum of 100 feet measured at right angles to the high water line or mark.

~~(D) *Window area.* Windows are required to make up a minimum area of any building façade that faces a public street.~~

~~(1) *Applicability.* Proposals that include one or more of the following are subject to the standards of this section, § 152.250 (D):~~

~~(a) *New construction of a building or structure.*~~

~~(b) *A building addition or expansion more than 500 feet, or 10 percent of the existing floor area on the site, whichever is greater. The standards of § 152.250 (D) only apply to the area of building expansion or addition.*~~

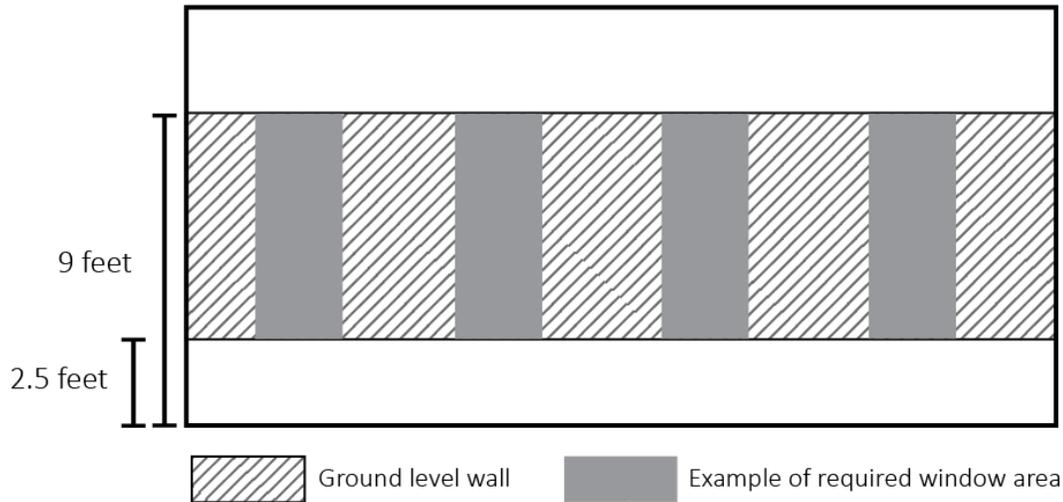
~~(c) *Change to exterior of building (e.g., new or replacement of windows, doors, siding), excluding changes in color, that exceeds 15% of the area of the existing façade. The standards of § 152.250 (D) only apply to the area of change in the building exterior.*~~

~~(2) *Minimum Area.* Building facades facing a public street must have qualifying window features for at least 40 percent of the area of the ground level wall area (see Figure 152.250-2). Windows, display areas, and glass doorways are qualifying window features.~~

~~(3) *Measurement.* The ground level wall area is defined as the area above 30 inches and below 108 inches, as measured from finished grade.~~

~~(4) *Transparency.* Only ground floor window features that are clear or transparent are eligible to meet the minimum area requirement in § 152.250 (D)(2).~~

Figure 152.250-2. Measurement of Ground Floor Window Area



(E) *Landscaping.*

(1) Applicability. Proposals that includes one or more of the following are subject to the standards of this section, § 152.250(E):

(a) New construction of building or structure;

(b) A building addition or expansion more than 500 feet, or 10 percent of the existing floor area on the site, whichever is greater;

(c) Change in landscaping areas that exceeds 15% of the existing landscaping area;

(d) Change in on-site parking that exceeds 15% of the existing parking area;

(2) Minimum Site Landscape Area. At least 15 percent of the lot area must be landscaped according to the standards of this section. Irrigated landscaping shall not exceed one-half acre.

(3) Planting Standards. The following are the minimum planting requirements for required landscaped areas:

(a) Trees. One tree shall be provided for every 1,500 square feet of required landscaped area. If the calculation of the number of plantings results in a fraction of 0.5 or greater, the applicant shall round up to the next whole number. If the calculation of the number of plantings results in a fraction of 0.4 or less, the applicant shall round down to the next whole number. A minimum of 50 percent of the required trees must be planted within

30 feet of the front lot line, and located outside of the Clear Zone, pursuant to § 152.250 (E)(3)(d). Evergreen trees shall have a minimum planting height of six feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting. Meet the requirements identified in § 152.250 (E)(5).

(b) Shrubs. Shrubs shall be planted from at least two-gallon containers. Shrubs shall be spaced in order to provide the intended canopy cover within two years of planting.

(c) Ground Cover. Live ground cover consisting of low-height shrubs, perennials or ornamental grasses shall be planted in the portion of the landscaped area not occupied by trees or shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than 50 percent of the required landscape area.

(d) All landscaping over two feet high, as measured from the ground level elevation, must be placed outside of the ODOT Highway Design Manual Clear Zone, pursuant to and as determined by ODOT.

(e) The Planning Director may allow credit toward the minimum site landscape area for existing landscape area that is retained in the development if the existing landscape area meets the standard for minimum number of trees of subsection 2(a) and

minimum area of live ground cover of subsection 2(c).

(4) Parking Lot Landscaping. In addition to the minimum site landscape area requirement, all parking areas with more than 20 spaces shall provide landscape islands that break up the parking area into rows of not more than 12 contiguous parking spaces. See example in Figure 152.250-32.

(a) Minimum Dimensions. Landscape islands shall have dimensions of not less than 48 square feet of area and no dimension of less than six feet, to ensure adequate soil, water, and space for healthy plant growth.

(b) Planting Standards. All landscape islands must be planted with one deciduous tree, ~~and landscaping materials identified in § 152.250 (E)(3)(b) and (c). All other required parking lot landscape areas not including islands or not otherwise planted with trees must contain a combination of shrubs and groundcover plants so that, within two years of planting, not less than 50 percent of the area within each landscape island(s) is covered with living plants.~~

(5) Plant Selection and Maintenance.

(a) Only plants that are appropriate to the local climate, exposure, and water availability will be eligible to meet the landscaping requirements. The availability of utilities and drainage conditions shall also be considered in the selection of planting materials. (b) Plant species

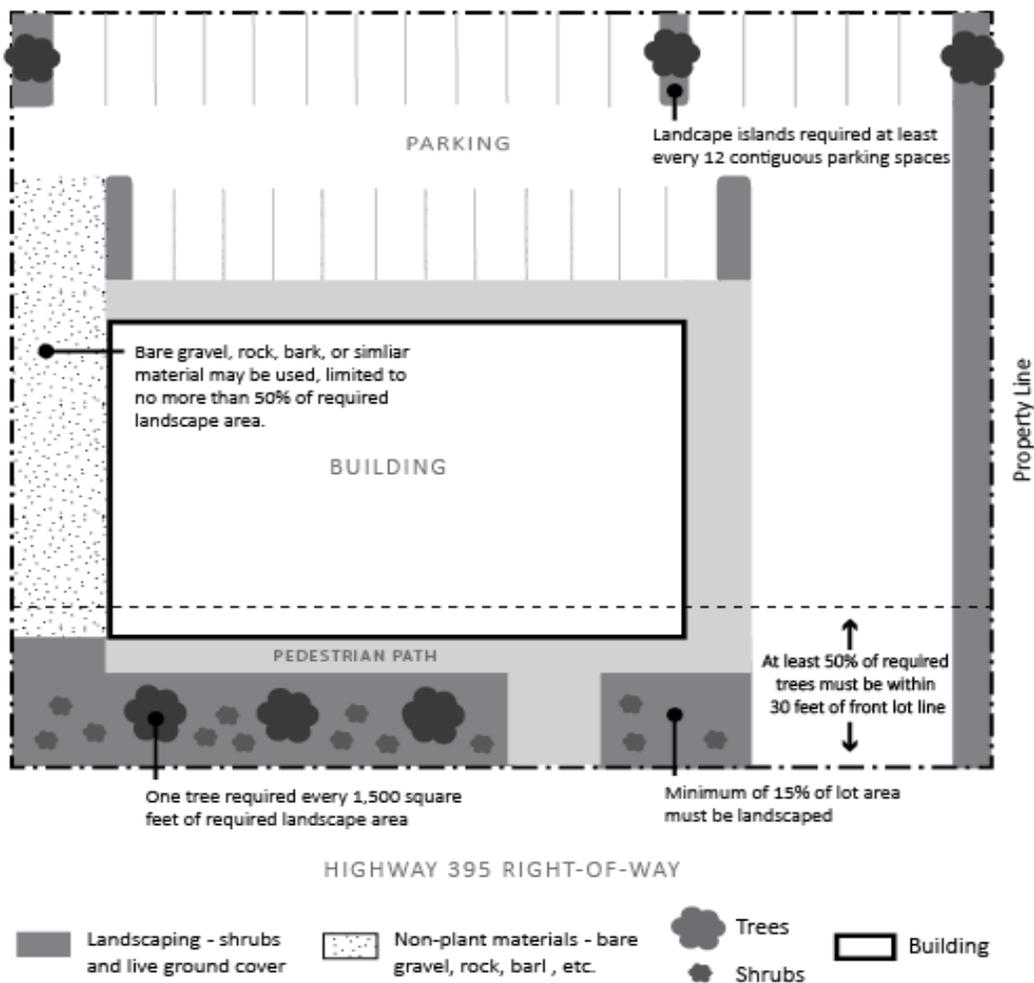
that require little or no irrigation once established (naturalized) are preferred over species that require irrigation. Expansive areas of turf are discouraged.

(c) Existing mature trees that can thrive in a developed area and that do not conflict with other provisions of this Code shall be

retained where specimens are in good health, have desirable aesthetic characteristics, and do not present a hazard.

(d) Landscape plans shall avoid conflicts between plants and buildings, streets, walkways, utilities, and other features of the built environment.

Figure 152.250-32. Landscaping Requirements Example



(F) Lighting.

Lighting improves safety and enhances the attractiveness of areas visible to the public. The following requirements ensure adequate levels of outdoor lighting while minimizing negative impacts of light pollution. The intent of the required lighting levels is to provide illumination no greater than necessary to provide for pedestrian safety, property or business identification, and crime prevention.

(1) Applicability. Proposals that include one or more of the following are subject to the standards of this section, § 152.250 (F):

(a) New construction of building or structure.

(b) Change in on-site parking that exceeds 15% of the existing parking area.

(2) Illumination of Vehicular Areas. Parking areas, vehicular circulation areas, and outdoor services areas, including vehicle quick service areas, shall be illuminated to a level that provides for safe vehicle and pedestrian movements.

(3) Fixture Standards.

(a) Light poles, except as required by a roadway authority or public safety agency, shall not exceed a height of 20 feet. This limitation does not apply to flag poles, utility poles, and streetlights.

(b) Except as provided for up-lighting of flags and permitted building-mounted signs, all outdoor light fixtures shall be directed

downward, and have full cutoff and full shielding to preserve views of the night sky and to minimize excessive light spillover onto adjacent properties;

(c) Lighting shall be installed where it will not obstruct public ways, driveways, or walkways;

(d) Where a light standard or other raised source of light is placed over a sidewalk or walkway, a minimum vertical clearance of eight feet shall be maintained;

(e) Where a light standard or other raised source of light is placed within a walkway, an unobstructed pedestrian through zone not less than four feet wide shall be maintained;

(f) Lighting subject to this section shall consist of materials approved for outdoor use and shall be installed according to the manufacturer's specifications.

(G) Drive-through design.

(1) Applicability. Proposed development that includes a drive-up and/or drive-through facility (i.e. driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) is subject to all of the following standards:

(a) The drive-up or drive-through facility must be located at least 50 feet from any existing residential zoned property;

(b) The drive-up or drive-through facility shall orient to and receive access from a driveway that

is internal to the development and not a street, as generally illustrated in Figure 152.250-4-3 (below);

(c) The drive-up or drive-through facility shall not be oriented to a street corner;

(d) The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way;

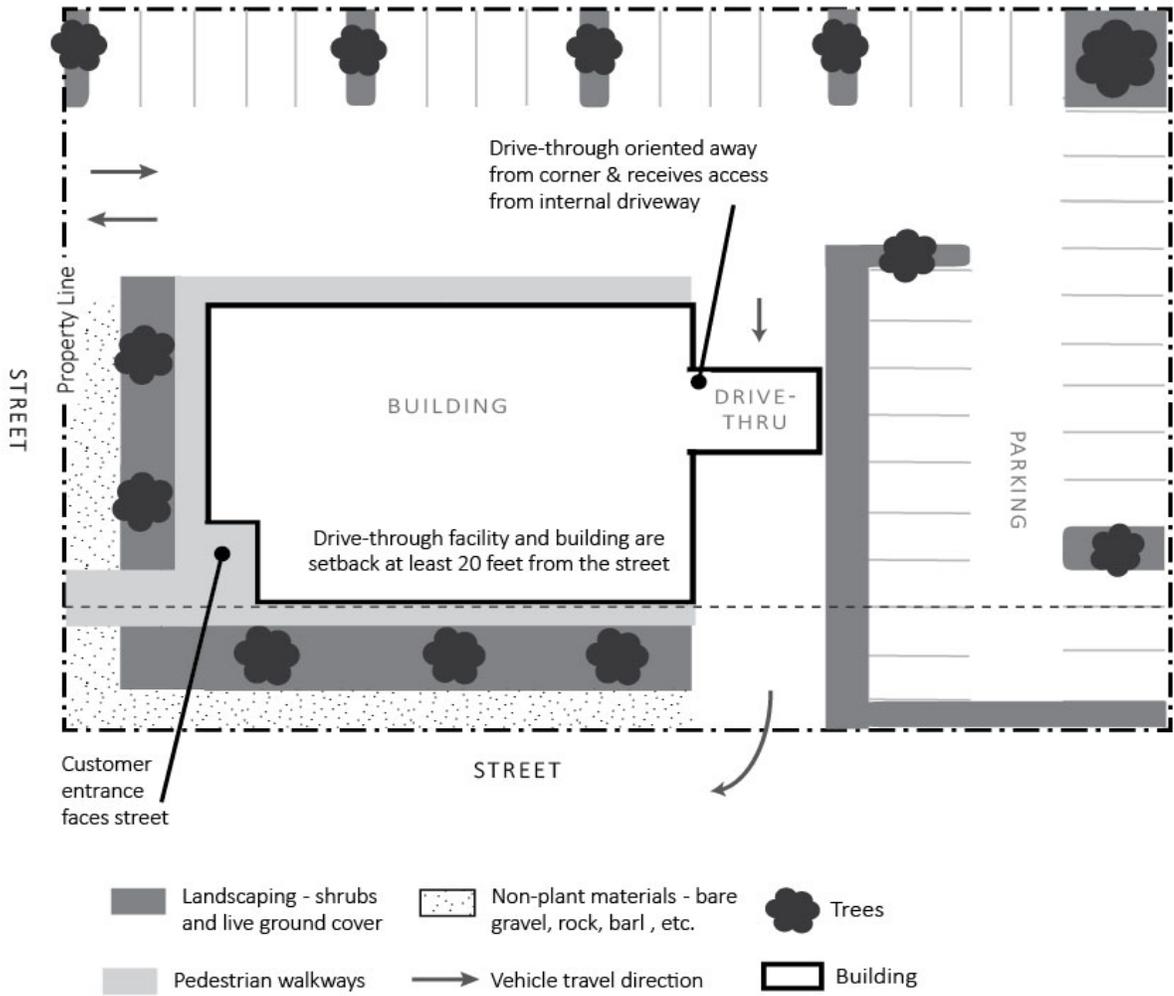
(e) Drive-up and drive-through queuing areas shall be designed so that vehicles will not obstruct any street, fire lane, walkway, bike lane, or sidewalk;

(f) If ATMs are provided, at least one ATM shall be located adjacent to and accessible from a planned or existing sidewalk;

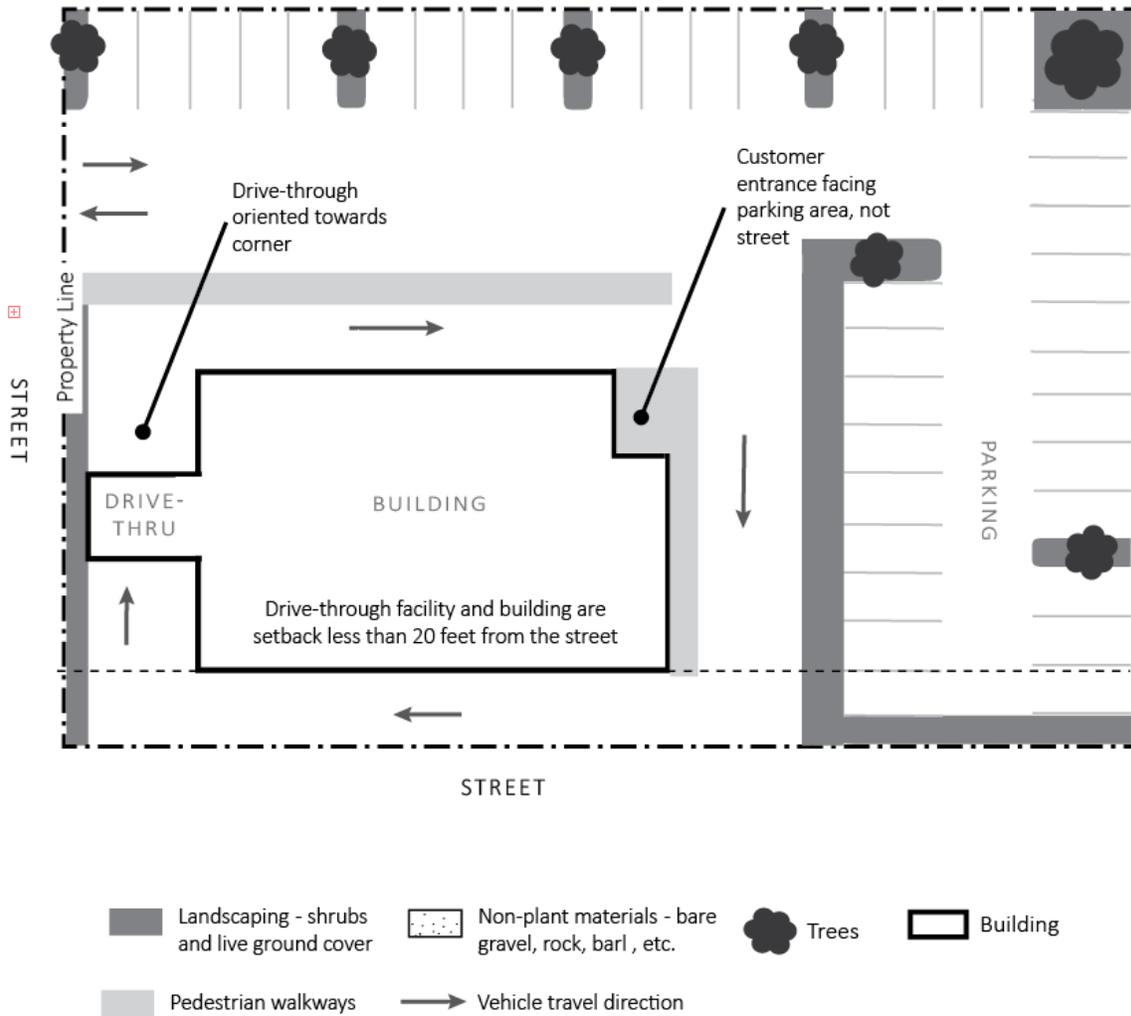
(g) Bicycle and pedestrian access to the drive-up or drive-through facility shall be allowed and indicated with signage and pavement markings.

(h) Figure 152.250-43. Drive-up and Drive-through Facilities Example

Acceptable



Not Acceptable



(H) Design Points System. In order to encourage pedestrian-friendly and sustainable design, while providing flexibility in style and implementation, all projects must include a combination of design features that achieves a minimum number of points, as set forth below.

(1) Applicability. The following projects are subject to the standards of this section, § 152.250 (H):

(a) New construction of building or structure;

(b) A building addition or expansion more than 500 feet, or 10 percent of the existing floor area on the site, whichever is greater;

(c) Change to exterior of building (e.g., new or replacement of windows, doors, siding), excluding

changes in color, that exceeds 15% of the area of the existing façade;

(d) Change in landscaping areas that exceeds 15% of the existing landscaping area;

(e) Change in on-site parking that exceeds 15% of the existing parking area.

(2) Minimum Point Requirement.

(a) New developments or complete redevelopment of an existing site must include elements from Table 152.250-1 that have a combined value of 20 or more points.

(b) Projects for which the one or more of the applicability criteria in § 152.250 (H)(1)(b) – (e) apply must include elements from Table 152.250-1 that have a combined value of 6 or more points.

(3) Design Features Matrix. Points are earned by including features from the following Design Features Matrix (Table 152.250-1).

Table 152.250-1. Design Features Matrix

DESIGN FEATURE	POSSIBLE POINTS			SUBTOTAL <i>Use this column to tally points</i>
Building Design Features				
<p>Natural siding materials. May include:</p> <ul style="list-style-type: none"> • Masonry, which includes natural and natural-looking stone, and rusticated brick or split-faced, colored concrete blocks. • Wood board siding or wood shingles. Fiber cement boards or fiber reinforced extruded composite boards are also acceptable provided they have the appearance of natural wood. 	<p>Minimal or no use of natural materials (less than 5 percent of street-facing facade area, excluding area dedicated to windows)</p> <p align="center">+0 points</p>	<p>5 to 40 percent of both total building facade area and street-facing facade area covered with natural siding materials (excluding area dedicated to windows)</p> <p align="center">+2 points</p>	<p>Over 40 percent of both total building facade area and street-facing facade area covered with natural siding materials (excluding area dedicated to windows)</p> <p align="center">+ 3 points</p>	
<p>Window area. Windows promote an interesting pedestrian experience and architectural variety. See Figure 152.250-14.</p>	<p>Window area meets base requirement of § 152.250(E)25 percent of the area of the front street-facing façade covered with windows</p> <p align="center">+0-2 points</p>	<p>41-26 to 50 percent of the area of the <u>front</u> street-facing facade covered with windows.</p> <p align="center">+ 3 points</p>	<p>Over 50 percent of the area of <u>the front</u> street-facing facade covered with windows.</p> <p align="center">+ 5 points</p>	
<p>Detailed window treatments. May include windows recessed at least 4 inches from facade,</p>	<p>No use of detailed window treatments</p>	<p>Use of detailed window treatments on all street-facing windows.</p>	<p>Use of detailed window treatments on all exterior windows.</p>	

DESIGN FEATURE	POSSIBLE POINTS			SUBTOTAL <i>Use this column to tally points</i>
trim or moldings at least 3 inches in width, or projecting sills extending at least 2 inches from the window pane.	+0 points	+1 points	+ 2 points	
Weather protection. May include awnings, covered porches, building overhangs, or other weather protection; must extend at least 4 feet in horizontal distance from the building wall and be constructed of durable materials in order to qualify.	+0 points	+ 2 point	+ 3 points	
Façade articulation. Façade articulation helps ensure that building facades have variation and depth in the plane of the building in order to be more interesting and welcoming to pedestrians. See Figure 152.250-24.	+0 points	+ 2 points	+ 3 points	
Façade composition (base-middle-top). Facades that differentiate the “base,” “middle,” and “top” of the building are more interesting to view and create an attractive, traditional composition. See Figure 152.250-35.	+0 points	+ 2 points	+ 3 points	

DESIGN FEATURE	POSSIBLE POINTS			SUBTOTAL <i>Use this column to tally points</i>
Site Design Features				
<p>Parking location. Parking areas that are located to the side or rear of buildings allow for a more appealing view from the street and a more comfortable pedestrian experience.</p>	<p>Some parking located between the street-facing facade and a public street.</p> <p style="text-align: center;">+0 points</p>	<p>All parking located to the side, or side and rear of the building</p> <p style="text-align: center;">+ 3 points</p>	<p>All parking located behind the building</p> <p style="text-align: center;">+ 5 points</p>	
<p>Shared parking with adjacent uses. Sharing parking spaces with adjacent uses is a more efficient means of providing off-street parking and can reduce impervious surface area. Must meet requirements of § 152.562(D).</p>	<p>No shared parking</p> <p style="text-align: center;">+ 0 points</p>	<p>More than one (1) space but less than half of required parking spaces shared with adjacent uses</p> <p style="text-align: center;">+ 4 points</p>	<p>More than half of required parking spaces shared with adjacent uses</p> <p style="text-align: center;">+ 5 points</p>	
<p>Trees. Tree species that are appropriate for local climate are listed in § 152.250(E).</p>	<p>Number of trees meets base requirement of § 152.250(E).</p> <p style="text-align: center;">+ 0 points</p>	<p>25% above base requirement for on-site trees.</p> <p style="text-align: center;">+ 3 points</p> <p>Additional trees are located within 30 feet on the property line but located outside clear zone pursuant to § 152.250(E)(2)(d).</p> <p style="text-align: center;">+ 1 point</p>	<p>50% above base requirement for on-site trees.</p> <p style="text-align: center;">+ 4 points</p> <p>Additional trees are located within 30 feet on the property line but located outside clear zone pursuant to § 152.250(E)(2)(d).</p> <p style="text-align: center;">+ 1 point</p>	
<p>Additional landscaping. Landscaped area beyond the minimum required by § 152.250(E) can soften the edges of a development, enhance sustainability, and</p>	<p>Minimal or no additional landscaped area provided (less than 5% of gross lot area beyond base requirement of § 152.250(E)</p>	<p>5% to 10% additional gross lot area landscaped beyond base requirement.</p>	<p>More than 10% additional gross lot area landscaped beyond base requirement.</p>	

DESIGN FEATURE	POSSIBLE POINTS			SUBTOTAL <i>Use this column to tally points</i>
create a more comfortable pedestrian experience.	+ 0 points	+ 3 points	+ 4 points	
Plant selection. Diversity of plant species creates more interesting landscape areas.	Two or fewer distinct plant species included in landscaping plan. + 0 points	Three or more distinct plant species included in landscaping plan. + 3 points	Five or more distinct plant species included in landscaping plan. + 4 points	
Bicycle parking. Dedicated bicycle parking encourages bicycling by offering convenient and secure parking options.	Number of bicycle parking spaces meets base requirement of § 152.560. + 0 points	10% to 20% additional bicycle parking spaces provided beyond base requirement and at least half of all bike parking spaces are covered. + 1 point	10% to 20% additional bicycle parking spaces provided beyond the base requirement and all bike parking spaces are covered. + 2 points	
Lighting. Lighting can improve safety and enhance the attractiveness of a development in evening hours.	Lighting meets base requirement for parking lots as specified in § 152.250(F). + 0 points	1 point may be assigned for the following outdoor lighting features: • Pedestrian walkway lighting, pedestal- or bollard-style lighting + 3 points	2 points may be assigned for both of the following outdoor lighting features: • Pedestrian walkway lighting • Accent lighting on structure + 4 points	
Electric vehicle charging station. Manufacturer specifications for the charging station must be submitted with design review application.	Site does not include electric vehicle charging station. +0 points	Site includes electric vehicle charging station. + 1 point		
TOTAL POINTS:				

Figure 152.250-24. Examples of Façade Articulation Methods

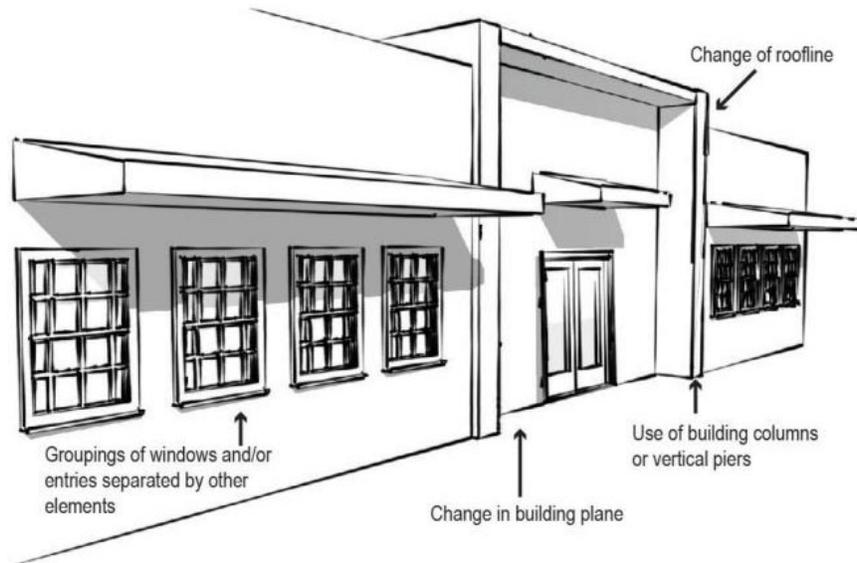


Figure 152.250-35. Example of Façade Composition (Base-Middle-Top)



Ord. [83-4](#), passed 5-9-83; Ord. [2011-02](#), passed 3-17-11; Ord. [2019-09](#), passed 11-6-19; Ord. [2020-05](#), passed 07-15-20;)

DRAFT MINUTES

**TEXT AMENDMENT #T-100-25, AMENDMENT OF
UMATILLA COUNTY DEVELOPMENT CODE, SECTION
152.250 DIMENSIONAL AND DESIGN STANDARDS**

The Umatilla County Community Development Department proposes changes to the Umatilla County Development Code (UCDC) Section 152.250, which would modify the dimensional and design standards required for a Design Review in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located adjacent to the Highway 395 North Corridor. The criteria of approval for amendments are found in Umatilla County Development Code 152.750-152.755.

**UMATILLA COUNTY
PLANNING COMMISSION HEARING
March 27, 2025**

DRAFT MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, March 27, 2025, 6:30pm

COMMISSIONERS

PRESENT: Sam Tucker, Vice Chair, John Standley, Malcolm Millar, Emery Gentry and Tami Green

COMMISSIONER

PRESENT VIA ZOOM: Kim Gillet, Ann Minton and Andrew Morris

COMMISSIONERS

ABSENT: Suni Danforth, Chair

PLANNING STAFF: Robert Waldher, Community Development Director, Megan Davchevski, Planning Manager, and Shawna Van Sickle, Administrative Assistant

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

CALL TO ORDER

Vice Chair Sam Tucker called the meeting to order at 6:32PM and read the Opening Statement.

MINUTES

Vice Chair Tucker called for any corrections or additions to the January 23, 2025 meeting minutes. No additions nor corrections were noted.

Commissioner Standley moved to approve the draft minutes from the January 23, 2025 meeting minutes, as presented. Commissioner Gentry seconded the motion. Motion carried by consensus.

NEW HEARING

TEXT AMENDMENT #T-100-25, AMENDMENT OF UMATILLA COUNTY DEVELOPMENT CODE, SECTION 152.250 DIMENSIONAL AND DESIGN STANDARDS. Umatilla County Community Development Department proposes changes to the Umatilla County Development Code (UCDC) Section 152.250, which would modify the dimensional and design standards required for a Design Review in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located adjacent to the Highway 395 North Corridor. The criteria of approval for amendments are found in Umatilla County Development Code 152.750-152.755.

Vice Chair Tucker called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

Vice Chair Tucker called for the Staff Report.

STAFF REPORT

Mr. Robert Waldher stated Umatilla County is seeking an amendment to Section 152.250 of the Umatilla County Development Code (UCDC), which outlines the Dimensional and Design Standards. The proposed amendment would revise these standards for Design Review in the Retail Service Commercial (RSC) and Light Industrial (LI) zones for projects located along the Highway 395 North Corridor. He explained, the current design standards have been in place since their adoption by Ordinance 2019-09 in 2019. These standards were developed through a comprehensive public engagement process as part of the Highway 395 North Economic Development Project, which was supported by a Transportation Growth Management (TGM) grant from the Oregon Department of Transportation and the Department of Land Conservation and Development.

He added that the primary goal of the project at the time was to enhance the aesthetic appeal and economic viability of the corridor. However, planning staff responsible for reviewing design applications had identified several dimensional and design criteria that, although well-intended when the 2019 code was adopted, are now deemed impractical and not conducive to new development or redevelopment along the Highway 395 North Corridor.

Mr. Waldher stated, the criteria of approval for amendments are found in Umatilla County Development Code 152.750-152.755 and applicable Statewide Planning Goals 1-14 had also been evaluated.

He added, this hearing before the Umatilla County Planning Commission is the County's first evidentiary hearing. A subsequent Public Hearing before the Umatilla County Board of Commissioners is scheduled for Wednesday, May 7, 2025, at 9:00 AM in Room 130 of the Umatilla County Courthouse, 216 SE 4th Street, Pendleton, OR 97801.

Mr. Waldher concluded that the Umatilla County Planning Commission holds an obligation to make a recommendation to the Board of Commissioners for adopting the proposed text amendment to the Dimensional and Design Standards.

Commissioner Green asked with how the current Code reflects today, have the current standards prevented a business from obtain permits or operate the business they want to? Mr. Waldher stated, potentially yes, these standards may have prevented some from being able to follow their original vision for development. He added, in some cases applicants have requested a variance, for example on storage units, you wouldn't necessarily want to have windows for security and safety reasons.

Mr. Waldher went through the proposed changes within the redline document, and highlighted each change.

Commissioner Millar asked about the minimum lot size of one acre, but upon checking along the Highway 395 corridor he noticed many properties with less than one-acre. Mr. Waldher stated this applied to newly created parcels. Any new partitions in these zones have to be at least one acre. The properties under one acre were already preexisting.

Mr. Waldher also addressed a question later from Vice Chair Tucker regarding the enforcement of maintenance for landscaping. Mr. Waldher responded this would be very hard for us to enforce, but the hope was that the investment the business was making on their landscaping would be an incentive to maintain it to attract more prospective customers. He also mentioned that if there was overgrowth and complaints called in, it could be something Code Enforcement would address at that time.

Vice Chair Tucker asked about page 25, under UCDC 152.250 (H)(1)(b) where it references only needing a combined value of six (6) points from the Table 152.250-1 under the Design Matrix. Mr. Waldher stated he believed that referred to the addition to an existing structure and only involving the addition of said structure to reduce and be able to meet the criteria under the Design Standards.

Mr. Waldher ended stating approximately ten (10) businesses have applied for permits and implemented these standards. The developments seem to really make a difference along the Highway 395 corridor. Attractive facades and landscaping have really improved the look of the area and are drawing more businesses and generating growth to this area.

Opponents: None

Public Agencies: None

Rebuttal Testimony: None

Vice Chair Tucker called for any requests for the hearing to be continued, or for the record to remain open. There were none.

Vice Chair Tucker closed the hearing for deliberation.

DELIBERATION & DECISION

Commissioner Gentry made a motion to recommend approval of #T-100-25, Amendment of Umatilla County Development Code, Section 152.250 Dimensional and Design Standards based on foregoing Findings of Fact and Conclusions of Law.

Commissioner Green seconded the motion. Motion carried with a vote of 8:0 recommending approval to the Umatilla County Board of Commissioners.

OTHER BUSINESS

Mrs. Davchevski mentioned the next Planning Commission hearing was being changed from the originally scheduled April 24th hearing and moved to Thursday, May 1st at 6:30pm. She mentioned this would be an application regarding an appeal to the Planning Commission from a letter from the Planning Director and that she was trying to get packets out to the Planning Commissioners early for review of the packet.

Vice Chair Tucker added that he appreciated the design of the system like this. He stated when something is implemented, tested and found the process may need altered he appreciated the notice of changes needing made and to fix language to better suit the needs this affects.

ADJOURNMENT

Vice Chair Tucker adjourned the meeting at 7:01PM.

Respectfully submitted,

Shawna Van Sickle,

Administrative Assistant