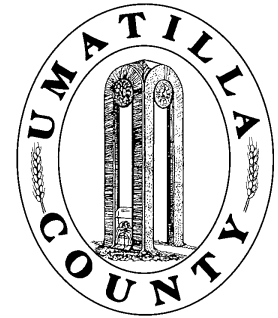


Umatilla County

Department of Land Use Planning



AGENDA

Umatilla County Planning Commission

Public Hearing

Thursday, March 23, 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, February 23, 2017)
3. NEW HEARING:

LAND USE DECISION FOR VERIFICATION OF NON-CONFORMING USE PERMIT #LUD-213-17. STEVE SINOR, APPLICANT, JAMES AND NEILA COFFMAN, OWNERS. The applicant/owners are requesting Verification of Non-conforming Use approval to continue the use of the subject property as a home occupation (trucking business). The subject property consists of approximately 4.67 acres of property located within the Rural Residential – 4 Acre Minimum (RR-4) Zone, and is described as Township 4N, Range 28, Section 21A; Tax Lot #302. The parcel is located outside the Hermiston Urban Growth Boundary on the west side of State Highway 207 (Butter Creek Highway).

The applicable criteria of approval for Verification of Non-conforming Use are found in Umatilla County Development Code (UCDC) Section 152.600.

4. NEW HEARING:

COMPREHENSIVE PLAN TEXT AMENDMENT, #T-17-072, ZONE MAP AMENDMENT, #Z-311-17 AND COMPREHENSIVE PLAN MAP AMENDMENT, #P-119-17, VADATA, INC., APPLICANT, LIBERATED L & E, LLC, OWNER. The applicant requests a rezone of approximately 120 acres of Exclusive Farm Use zoned land to Light Industrial with a Limited Use Overlay. The property is described as Township 4N, Range 28E, Section 30; Tax Lot #1100. The applicant's request includes the following land use actions: 1) Amendment of the Comprehensive Plan Text and approval of an exception to Statewide Planning Goals 3 (Agriculture) and 14 (Urbanization); 2) Amendment of the County Comprehensive Plan Map from North-South Agriculture to Industrial; 3) Amendment of the County Zoning Map from Exclusive Farm Use to Light Industrial with a Limited Use Overlay.

The criteria of approval are found in Oregon Revised Statute (ORS) 197.732 and Oregon Administrative Rules (OAR) Chapter 660, Divisions 4 and 14, the County Transportation System Plan and Umatilla County Development Code Sections 152.019 and 152.750 through 152.755.

5. NEW HEARING:

CONDITIONAL USE PERMIT #C-1283-17 AND LAND DIVISION #LD-4N-1003-17. OSTROM'S MUSHROOM FARM, APPLICANT, SHELDON AND TRACI KING (C/O BRANDON KING), OWNERS. The applicant requests to construct and operate a 450 ton-per-week composting facility. The compost is unique to mushroom growing and will support an existing farm located in Washington and a new mushroom farm yet to be sited. The applicant is also proposing a land division of the subject property to separate the composting facility (approximately 20 acres) from a cattle feeding and hay storage operation occurring on the same parcel. The subject property consists of approximately 64 acres of property located within the Exclusive Farm Use (EFU) Zone, and is described as Township 4N, Range 34; Tax Lot #7001. The parcel is located on the southeast corner of the intersection of Sand Hollow Road and State Highway 334 (Holdman-Helix Highway), approximately 5 miles north of the City of Adams.

The applicable criteria of approval for composting facilities in the EFU zone are found in Umatilla County Development Code (UCDC) Sections 152.061, 152.615, and 152.617 (E). Criteria of approval for Type IV, Review IV Land Divisions are found in UCDC Section 152.710 (E).

6. Other Business

7. Adjournment

Upcoming Meetings:

Thursday, April 27, 2017, 6:30 PM

Thursday, May 25, 2017, 6:30 PM

Thursday, June 22, 2017, 6:30 PM

Thursday, July 27, 2017, 6:30 PM