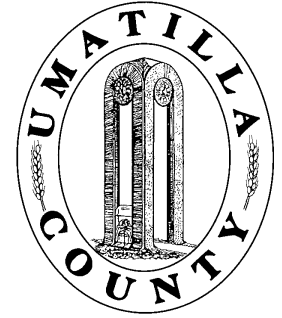


Umatilla County

Department of Land Use Planning



AGENDA

**Umatilla County Planning Commission
Public Hearing
Thursday, January 28, 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
David Lee
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** (December 17, 2015)
- 3. New Hearing:**

NEW HEARING: CONDITIONAL USE PERMIT REQUEST, #C-1252-15 and LAND USE DECISION, #LUD-194-15, CHOPIN WIND, LLC, Richard Nerzig, Project Manager,

Applicant; Property Owners, Ferguson Ranch, Inc. & Smith Frozen Foods The applicant requests a Conditional Use Permit to construct and operate a 10 MW wind project on Ferguson Ranch land located north of Staggs Road and northeast of the City of Athena and southwest of the City of Milton-Freewater, identified as Tax Lots 3100 & 4900 on Assessors Map 5N 35. The conditional use permit request includes a project substation proposed on industrial zoned land owned by Smith Frozen Foods and identified as Tax Lot 500 on Assessors Map 4N 35 15. The proposed substation would be located on land south of the current PacifiCorp substation and east of the Smith Frozen Foods wastewater pond. The request includes a Land Use Decision to construct a 34.5 kV underground transmission line within public right of way from Ferguson Ranch property (Tax Lot 4900) to the project substation proposed on industrial land (Tax Lot 500) within the Urban Growth Boundary of the City of Weston.

The Conditional Use Permit Standards applicable to the applicant's request are found in the Umatilla County Development Code Sections 152.616 (HHH), 152.615, 152.061 and in the City of Weston Development Code Sections 4.4 and 2.3.160. The Land Use Decision Standards applicable to the request are found in Umatilla County Development Code Sections 152.617 (II) (7).

4. Other Business:

2015 Year End Review by Staff

5. Adjournment

Next Scheduled Meeting:

Thursday, February 25, 2016, 6:30 p.m., Justice Center Media Room, Pendleton, OR.